

MINUTES
Schieveling Plantation Homeowner's Association Meeting
7 p.m. Tuesday, November 16th, 2010, at the Clubhouse

Officers in attendance: Todd Dunagan, President; Linda Spates, VP; Jim Hughes, Treasurer; Caroline Fossi, Secretary

In his opening remarks, Todd Dunagan recapped the highlights of a recent meeting to discuss the neighborhood's compliance system.

During the Nov. 11 meeting, the Board and about 10 other residents discussed various options for handling compliance duties going forward, now that the Compliance Chair position is vacant.

Among the ideas considered:

- Appoint eight volunteer "block captains" to monitor different sections of the neighborhood for violations of HOA rules, rather than having a single compliance person patrolling the whole community.
- Reduce the warning and fine system from four steps to three steps.

Details are still being hammered out. Todd plans to send out a draft of the proposed policy to the neighborhood before the end of the year, with hopes of having the new system in place by early 2011.

In the meantime, neighbors should report compliance violations to a Board member.

Committee Updates

- **Architectural Review Board (ARB) – Billy Hughes**
 - Nothing to report at this time.

- **Maintenance & Grounds Committee – Carolyn Hughes**
 - The committee is consulting with an electrician about how to handle lighting problems around Schieveling's entrance road, as well as around the clubhouse. The electrician recommends replacing the current system with a low-voltage one that would be more suitable for the neighborhood's needs. The committee has a verbal quote of about \$4,000, but is waiting on a written proposal for putting a new lighting system in place.
 - The committee also plans to seek out a consultant or contractor who can advise the neighborhood on how to maintain its retention ponds.

- **Welcome/Hospitality Committee – Sandy Bray**
 - Nothing to report at this time.

- **Social Committee – Lauren Pittard**
 - The next neighborhood event is a holiday/end-of-the-year party. Dates and details are TBD. Plans to decorate the clubhouse for the holidays are also underway.
 - Lauren is seeking volunteers to serve on the social committee, and to assist with upcoming events. Please contact her at 718-1859 or laurenpittard@yahoo.com if interested.

- **Pool Committee**
 - The pool is closed for the season. Nothing to report at this time.

- **Compliance Committee – vacant**

- **Clubhouse Committee – Linda Oxford**
 - Nothing to report at this time.

- **Playground Committee – Wendy Ketchum**
 - Nothing to report at this time.

- **Budget – Jim Hughes**
 - Meeting attendees approved the HOA budget for 2011. Budgeted expenses total \$59,300. This figure includes a contingency (emergency) fund of \$2,500 for unplanned expenses.
 - The budget also includes a new reserve fund for future playground improvements. The plan is to build up money in this account over several years, so that when playground equipment needs to be replaced, there will be money available to do it.
 - Jim noted that the HOA runs on a zero-based budget, meaning total income equals total expenses.
 - There will be no increase in annual HOA dues this year.

*Prepared by Caroline Fossi, HOA Secretary
For questions, please contact Caroline at
carobru@hotmail.com or 571-5702*