

**Meeting Minutes**  
**Schieveling Plantation Homeowner's Association, Inc.**  
**March 24, 2011**

HOA President Todd Dunagan and HOA Vice President Linda Spates welcomed residents who came to Thursday night's meeting at the clubhouse. About 30 people were in attendance.

**Committee Updates**

- **Architectural Review Board (ARB) - Billy Hughes**
  - In recent weeks, the ARB has had a few requests for fences and a decorative driveway project. There is no new construction at this time.
- **Maintenance & Grounds Committee - Carolyn Hughes**
  - The landscaping committee is awaiting bids on modernizing the lighting system along Schieveling's entrance drive and around the clubhouse. The current system was put in by the developers and has been repaired in a piecemeal fashion.
  - Attendees discussed whether residents can plant in buffer (natural growth) areas owned by the HOA. Some buffers along highway 61 are thinly forested and don't adequately shield back yards from the road. HOA President Todd Dunagan said the Board would consider requests to plant in the buffer areas.
- **Welcome/Hospitality Committee - Sandy Bray**
  - Sandy has been trying to meet new residents and renters in person, to give them a welcome packet that includes neighborhood covenants.
  - She has welcomed several new owners and tenants recently, and at least one home in the neighborhood is under contract.
- **Social Committee - vacant**
  - Social Committee chair Lauren Pittard recently stepped down and the neighborhood is seeking a volunteer to fill this spot. Thanks to Lauren for all of her hard work. Volunteers also are needed to serve on the committee, which coordinates neighborhood events such as holiday parties.
  - Volunteer(s) needed to plan the Schieveling Easter Egg Hunt (Easter is on Sunday, April 24). Bonnie Zimmerman suggested also organizing a kids' Easter Parade.
- **Pool Committee - Alice King**
  - The Board recently approved a contractor's bid for work around the pool, including power washing and painting the pool deck, repairing cracks in the deck, and fixing crumbling areas around the pool steps. Work will begin Monday, March 28, and is expected to wrap up the following Friday. Similar repairs were done about five years ago for \$6,000. The current contractor, who was recommended by

Schieveling's pool maintenance company, agreed to do the work for about \$5,000.

- Hunter Clendaniel volunteered to repaint the door to the pool shed.
- More volunteers will be needed to clean up and ready the pool area before it opens on May 1. A clean-up date will be announced closer to pool opening time.

▪ **Compliance Committee – vacant**

- Some of the more noticeable rule violations lately include parking on grass, garage doors open for months, and not cleaning up pet waste.

▪ **Clubhouse Committee - Linda Oxford**

- There are three clubhouse rentals currently on the books. Clubhouse cleanliness has not been an issue recently, as it has been in the past.
- Linda Spates recommended reminding clubhouse renters to tell their guests not to park on the grass around the clubhouse, as vehicles can damage sprinkler heads in the area. Others also suggested making signs to place along the grassy areas during clubhouse events, reminding drivers not to park there.
- Discussion of clubhouse rental fees.
  - Sharon and Larry Miller questioned why residents renting the clubhouse must pay a \$150 cleaning fee when they plan to clean the clubhouse thoroughly themselves after the event.
  - Various explanations were given for the cleaning fees including:
    - Frequent problems with renters leaving major messes behind. This was particularly a problem when back-to-back events were planned.
    - In some cases, when rental fees were lower, residents would rent out the clubhouse and then let friends or relatives use the place themselves.
    - Fees also increased as a way to save for future clubhouse maintenance.
  - A clubhouse committee meeting will be held at a future date to discuss whether the rental fee structure should be changed. Any residents who are interested in this issue are welcome to attend.
- Rhonda and John LaVerne are working on getting a clubhouse display case that would house historical artifacts found on Schieveling properties.
- Linda and John Oxford are planning to move out of Schieveling in the coming months, and Linda will be stepping down as Clubhouse Chair at that time. Thanks to Linda for all of her work in this role. Barbara Constantine and Darlene Moomau have volunteered to serve as Clubhouse co-chairs after Linda's departure.

- **Playground Committee - Wendy Ketchum**
  - Nothing new to report at this time.
  - Chuck Tremann asked whether the HOA could buy some shade tarps that could be set up to shield playground equipment from the heat of the sun. Todd Dunagan noted that such tarps are quite expensive, but that planting more shade trees might be a possibility.
  
- **Budget - Jim Hughes**
  - The budget is in good shape for regular operating expenses. However, the pool repairs will use up most of the HOA's contingency funds. In addition, about 15 residents still have not paid their annual dues for 2010 – the largest number of delinquencies in the neighborhood's history.
  - Jim volunteered to continue serving as Treasurer for the 2011-2012 term, with a platform of raising the HOA's annual dues from \$400 to \$500. He noted that for years, the community has gotten by without any special assessments for neighborhood projects. But in the future, money will be needed for a variety of projects that have been put off, such as painting the clubhouse. The extra money also would be used to beef up the community's contingency (emergency) fund.
  - Regarding capital projects, Hunter Clendaniel asked if the HOA could look into finding a contractor to complete the neighborhood's sidewalks. He noted that sidewalk gaps in front of vacant lots are a safety hazard for walkers and bikers, and detract from the community's appearance. He suggested that when the vacant lots are built on, the builders could reimburse the neighborhood for the sidewalk expense.
  - Jim Hughes suggested that the current Board create a list of potential capital projects to hand off to the next set of Board members.

## **Other Business**

- Proposed changes to compliance policy
  - Todd Dunagan handed out proposed new guidelines for Schieveling Plantation's compliance policy. Changes include replacing a single compliance chair with a team of compliance representatives who would monitor different parts of the neighborhood.
  - Todd will distribute a copy of the proposed guidelines to the whole community for review, and residents can e-mail or call him with their comments or questions.
  - The plan will be finalized at a future HOA meeting.

- Selection of nominating committee
  - Chuck Tremann, Larry Miller and Sandy Bray volunteered to serve on the HOA's nominating committee, which is charged with finding a slate of candidates for the 2011-2012 Board. Elections will be held at the annual HOA meeting on May 12.
- A marsh trail clean-up day is set for Saturday, April 2, from 9 a.m. to noon. Wayne and Linda Spates will provide coffee and doughnuts. Please bring trash bags, work gloves, pruners, and handsaws, and remember to wear insect repellent and sunscreen. Rain date is Saturday, April 9, same time.
- Schieveling's Spring Yard Sale is set for Saturday, April 16, 8 a.m. to noon. Sale participants are encouraged to tie a balloon to their mailbox. McLaura Bluff might hold its yard sale the same day to help increase traffic.
- Following the HOA meeting, Carolyn Hughes met with residents to discuss an opportunity to save on homeowners' insurance. People who would like to hear more about this opportunity can contact Carolyn at 556-5718 or [chughes@carolinaone.com](mailto:chughes@carolinaone.com).