

**HOA Annual Meeting Minutes**  
**Schieveling Plantation Homeowner's Association, Inc.**  
**7 p.m. Thursday, May 12, 2011, at the Clubhouse**

## **Welcome**

HOA president Todd Dunagan welcomed residents to the annual meeting. About 30 people attended.

Thursday's meeting originally was to include a discussion of a revised Compliance Policy for Schieveling Plantation. Instead, the Board opted to provide a draft of the revised policy to the newly elected HOA officers, as they will be putting the plan into action and enforcing it. The new Board also will receive residents' comments and suggestions about the plan and can decide whether to incorporate them into the new policy.

## **Committee Reports**

- **Landscaping/Grounds:** Committee Chair Carolyn Hughes was unable to attend. Treasurer Jim Hughes gave an update on the neighborhood's irrigation system, which had been in need of repairs. The system recently received a full review at a cost of about \$800 and is now working properly.
- **ARB (Architectural Review Board):** Chairman Billy Hughes said the ARB's only recent activity was an inquiry about installing a fence at 418 Rhett Butler.
- **Welcome/Hospitality:** Chairwoman Sandy Bray gave an update on new residents in the neighborhood. They include:
  - Matthew Logan and Tracy Town, 428 Rhett Butler Dr.
  - Bill and Denise Thornby, 418 Rhett Butler Dr. (expected to move in July 2011)
  - Rick Opalka, 661 Fair Spring Dr.
  - Craig Mathis, 649 Fair Spring Dr.
- **Social:** Committee Chair Sharon Miller recently organized a well-attended Easter Egg hunt for the neighborhood. Next up is a Ladies' Covered Dish night on Thursday, June 2, 6:30 p.m. at the Clubhouse. Sharon is open to other ideas for social activities and welcomes volunteers to help plan events. She can be reached at 696-4755 or [strsara@aol.com](mailto:strsara@aol.com).
- **Pool:** Chair Alice King was unable to attend. Jim Hughes gave an update on pool repairs, which were completed this month for about \$5,000. Several

volunteers helped get the pool area cleaned up and ready for its opening on May 1.

- **Clubhouse:** Former chair Linda Oxford recently moved out of the neighborhood. The new committee co-chairs are Barbara Constantine and Darlene Moomau. No clubhouse news to report at this time.
- **Playground:** Chairwoman Wendy Ketchum said there are no updates at this time.
- **Compliance:** This position is currently vacant. The Board will handle compliance violations until the revised compliance policy is adopted. Todd Dunagan has been notified about several repeat offenders and letters have been sent to these residents about their violations, warning them of possible fines or other penalties.

## **Treasurer's Report**

Treasurer Jim Hughes said the HOA's budget is in good shape for regular operating expenses. In recent weeks, the number of past-due annual assessments has been whittled down from about 20 to 6. However, the contingency fund (for emergency expenses) was almost depleted after paying for pool repairs.

Jim's report was followed by a brief discussion about the policy of temporarily suspending HOA privileges, including pool use, for property owners who are late paying their annual dues. In these situations, pool privileges typically are reinstated 30 days after the dues and late fees are paid in full. This practice discourages residents from waiting until April (right before the pool opens) to pay their assessments, which would not be fair to the people who pay on time, Jim explained.

## **Nominating Committee/Elections**

Nominating committee members Sandy Bray, Larry Miller and Chuck Tremann canvassed the neighborhood in search of potential Board members for the 2011-2012 term. There was a lot of interest this year, and -- in what may be a first for our community -- the final slate included multiple candidates for President and Vice President.

At the meeting, Chuck Tremann presented the nominees: Bruce Bishop and Mark Williams for President; John "Hunter" Clendaniel and Steve Noga for Vice President; Jim Hughes for Treasurer; and Joey Jutzeler for Secretary. Each candidate gave a brief statement about themselves and what they hoped to accomplish as Board members.

There were no nominations from the floor.

Votes were cast by secret ballot and the following residents were elected to the HOA Board for the 2011-2012 term (running through next May):

- President: Bruce Bishop
- Vice President: John “Hunter” Clendaniel
- Treasurer: Jim Hughes
- Secretary: Joey Jutzeler

Chuck thanked all of the candidates for their efforts and encouraged them to remain involved in the HOA.

### **Other Business**

Jim Hughes discussed the need for increasing the HOA’s annual dues in order to maintain a sufficient cushion for emergency expenses, as well as for future maintenance needs in the community. A special meeting would have to be held to increase the dues.

*Prepared by Caroline Fossi, HOA Secretary*