

Schieveling Plantation HOA Meeting
February 15, 2018
rescheduled from Saturday, February 10 (no quorum)

Attending: Denis Lesieur, Kelly Widner, Linda Spates, Wayne Spates, James & Wendy Ketchum, Joe Lucas, Darlene Moomau, Ellen Bollinger, Gretchen Tremann, Larry Hudgins, Larry Miller, Glen Zimmerman, Larry Collins, Theresa and Charles Polt, Aleksandra and Rich Scalco, Nathan Allen, Kim Reulein, Anne Marie Webster, Trayce Eller.

After opening the meeting, Denis asked for a motion to accept the minutes of the previous meeting as written. Wendy Ketchum made the motion, second from Aleksandra Scalco, vote carried.

President's Report: Denis Lesieur

Denis attended the Mayor's Neighborhood Council meeting this past Monday. West Ashley traffic lights synchronization should begin by late March or early April to help with traffic. Other neighborhoods have problems with Carolina Waste in the pickups of yard waste and trash. Denis reminded everyone to let him know of any problems so they can be reported to the City. Other neighborhoods are also having problems with overnight parking, as we do sometimes. Police reminders included: do not block driveways, do not park directly across from other driveways, and do not park directly across from another car as this reduces the usable width of the streets in the developments. Flooding remediation: A retention pond is planned for the Whitfield Property on Highway 61 to drain overflow into the Ashley River. The proposed Harris Teeter on West Ashley Circle is almost to building permit stage. It is hoped that potential flooding due to new building has been corrected before the building goes up. Safety on 61: Denis is working with the HOA's of MacLaura Hall and MacLaura Bluff to try to get a sidewalk on our side of 61 and to have a traffic light put up at Drayton Elementary. Denis has also requested some traffic enforcement on 61, police plan to do it during off-peak hours. The City is looking at the drainage culverts along 61 as well as the entrance to our community where there is a large pool of water every time it rains. The City superintendent plans to have the pavement fixed. Public Safety: there have been a number of reports from surrounding areas of vehicle break ins, and police are urging everyone to lock their cars, even in their own driveways, and to NOT leave anything of value in the vehicles.

We are scheduled for ditch maintenance from the City and they will also inspect the dry detention ponds. The latest completion date for the Charleston Water System Project is early April, weather permitting.

Denis reminded all that volunteers are essential to our community staying self-managed and not paying high property management fees. When he looked into some local management companies a year or so ago, the average cost for a community our size was \$100 a house per month. So if we don't get enough volunteers to continue to self manage, we are looking at \$1200 a year per home in management costs.

Treasurers Report: About a dozen families have all or part of their 2018 dues outstanding; letters with the late fee attached will be going out. There has not been much budget activity so far this year, our water bill was slightly higher than this time last year due to burst pipes being repaired and the electric bill, like everyone's during the cold spell, was higher than last year.

Nominating Committee: We are fortunate this year to have three volunteers already. Denis called for a motion to elect Todd Dunagan, Carolyn Hughes, and Darlene Moomau. Rich Scalco made the motion and Joe Lucas seconded; vote carried. The Nominating Committee will be looking for volunteers to fill

all Board positions and to find volunteers for ARB as well. All current Board members have served two years in their positions and cannot continue in them.

Grounds: Our entrance lights have been repaired. In addition, each side now operates independently and if a sensor goes out the lights can be operated manually. Trees around the pool have been cut back, broken branches removed, and trees on the cul de sac of Blockade Runner have been cut back.

Pool: Linda Spates gave basic information on the condition of the decking and of the pool. Five companies were approached; three have submitted bids. The bids are broken down into decking only, tile work only, replastering/refinishing of pool only, and total job. Denis gave specifics on the dollar amounts of the bids and talked about different ways that the work can be paid for. There are three basic options: 1. Do the decking work this year, pay out of savings, and raise the dues \$100 a year for two years to pay for the pool work to be done. 2. Do the whole job this year, pay \$10K from savings, and pass a special assessment of approximately \$175 per household to pay the balance. 3. Do the whole job this year and pass a special assessment of approximately \$254 per household to pay for it.

There was some question and answer, some discussion, and some suggestions, including halving the special assessment and doing it over two years. A special assessment requires a separate meeting just for that purpose, and at least 7 days notice must be given. To raise the annual dues requires a 2/3 vote from homeowners. The consensus was that it would be best to do a special assessment and have the entire project done this year. Denis will do a detailed letter which will go out to all homeowners, to include all specifics about the proposed work, payment options, and the date of the special assessment meeting.

Clubhouse: Linda reported that there have been a couple of rentals already this year, with two currently booked for June. The clubhouse is in pretty good shape. NOTE: the timer for the front porch door sidelights will probably have to be replaced.

ARB: Joe Lucas reported a painting request and a request for a porch enclosure.

Old Business: None.

New Business: Ellen Bollinger reported that the rope climber on the side of the playfort is broken and needs repair or to come down. Wayne Spates said he would look into it. NOTE: the next day Kelly Widner took care of cutting the damaged rope off.

Motion to Adjourn: passed at 7:35 PM.

Linda Spates, Board Secretary
Schieveling Plantation HOA