

Schieveling Plantation HOA Meeting

May 30, 2019

5/30/2019

7:07 PM 15 residents in attendance

Introductions-

Presidents report:

Pool:

1. Open in April- lots of people used the pool in April- extend through first week in October? Used to close in September. Blue Waters is week to week- they will prorate fees. 2
2. Request: Adult Swim only time, maybe a few hours a few days a week? 2 hours, Monday, Wednesday and Friday. Maybe a 15 minute rule every hour? Place a sign on the gates about adult swim- worth trying. Signs. Lets get the community to vote commit, and discuss days and times.
3. Pool toys, shoes, trash being left out/behind. Not picking up after themselves- Thoughts on trashing items on Sunday night? Put a sign up on gates, "please remove your trash and check for your belongings." Put a "claim within 24hrs" sign on bin Proposal to place trashcans inside the pool gates
4. Proposal of shutting pool down if residents don't comply
5. Kiddie pool possibility

Clubhouse:

1. Roof cleaned

Nomination Committee

1. Current board all first year, secretary position open- Shawna Clendaniel has stepped up as secretary
2. Compliance issues brought up- will the board put steps into place to insure compliance. Lots of homes for sale- does the appearance of the neighborhood affect the appeal? "What is the board going to do"
 - Current President- I knock on the doors if I see a compliance issue, then follow up with an email, then follow the next steps- fines, liens. The board has done all these things- they are still not complying. There is a fine for parking on sidewalks. The city will send a parking enforcement official- for blocking the sidewalk. We are considered "City" We should alert home owner first prior to starting this process
 - Resident proposed hiring a contractor to do work not being done and bill homeowner, we aren't able to do this as a HOA
 - Hiring a company to manage/enforcing compliance- bills. \$5 a property a month \$60 a year. A staff member comes through, takes a photo and follows the compliance process- "Isn't this the HOA boards responsibility." "How often do they come out." Will there be a number we can call if we see an issue?
 - Compliance is difficult, and unpleasant when dealing with your neighbors. Most other neighborhoods have a company do it
 - "How many homes have you approached about painting your home." 2. "And we offered assistance." "Painting is expensive, that may be the issue."
 - A lot of compliance is a "quality" issue, and that hard to enforce.
 - Do we need to scale 1-5 certain compliance issues? That would a standard to go by. A committee could agree on the scale- maybe when they reach a 2.5 a warning is Issued.
 - 80% of Americans do not have the savings to paint their houses.
 - A manager: they could provide assistance and guidance for how to deal with compliance. We don't know details, full costs, etc. It is at a point where its needed. They will come in to speak to the HOA and we can move forward. "Do we need to vote to move forward?" Treasure- "It doesn't make sense to raise dues without getting the neighborhoods approval. They need to buy into it" "Is it whoever shows up to the meeting?" HOA president "Yes"

Schieveling Plantation HOA Meeting May 30, 2019

- Fining the wrong homeowner- it seems like sometimes they are signaling out- entering the yard to “see a trash can”
- “Are homeowners even emailing about the complaints”? “No”
- “Sometimes you can knock on your neighbors door and things get done.”
- HOA president, “if I know about it- I am doing something about it”
- “ The inconstancies is what is affecting the value of our neighborhood.”

3. Halfway House- Been working with the Attorney. Its considered a sober house, Its a group home for recovering Alcoholics- women. Rhett Butler.

- There is nothing we can do; have tried zoning. They are considered handicap- they are covered under the Fair Housing disabilities act. Oxford House is the company: took a case to the supreme court and won.
- legally, they fit under signal family zoning. The city said all you can do is treat as a single family residence, you can enforce violations as you would a signal family residence. Attorney said we have the right to take the homeowner to court to enforce HOA covenants, but at minimum \$5,000-\$7,000. There is one in Carolina Bay and Shadowmoss. Chances are, Oxford House would take the case over and appeal it at varying federal levels.
- Residents upset that they have not been informed, and heard about it second hand. HOA president found out about it from a neighbor- you have to be careful of deflation of character- if we had broadcast it.
- “Whats the problem with having them here?”
 - What ifs, and unknowns
- What is keeping Oxford House from offering crazy rent to all of the other homes for sale
- Carolina Bay had a different concept house that had a problem
- Oxford House leases home in good neighborhoods to encourage residents to stay on the right track. People who live there are responsible for maintaining the house, staying sober etc. OH provides support. They work with local groups for support
- “I think its a great thing.”
- “Does it affect our property value?”
- HOA- covenants say signal family use only, no boarding houses.
- Parking? That house cannot accommodate 7 cars, so thats a violation- and it will be enforced. Studies were done on market value of homes around the OH- document of value going down 8%. It needs to be disclosed- protected class of people? Can you not disclose?
- The cars are the biggest concern- but it has been much better. “Polite, neighborly”
Lots of visitors, the owner has been fined

Budget

- We are at 42%
- Clubhouse expense is high, primarily because we repaired parts of the HVAC unit
- Legal fees are high- Oxford House issue, attorney prepaid a lien on a resident- resident paid
- We are required as a HOA needs to be registered with registrar of Deeds- attorney did that
- Rules and regulations need to be refiled annually- looking in to see if we can file ourselves.
- Savings and checking are in good shape. Contingency and capital accounts are headed back where they should be
- we have one delinquent property owner
- we have a few paying quarterly
- we have a few waiting till closing to pay

Schieveling Plantation HOA Meeting May 30, 2019

-“Where can I see the totals for these items.”

-insurance went up

Community Reports:

- ARB- requests for decks, new construction on Blockade

- “Privacy Fence- can I build one along 61? City says yes, do I need to get the committees approval? I need a fence for noise and trash.

committee“there are not currently any in here- covenants say 4 feet.” “Who owns the woods?” HOA president- we own 60/100? feet back? “HOA should take care of the house.” Committee “Certain homes may have been given the option to put up a fence when they built, but they did not.” Committee- “we will look into it.”

We need a maintenance chair- Joe says he will do all the work

Social: Email- would you all like a 4th of July event on the pool?

New board approved