

TEOA Board Meeting, February 6, 2020, 6 pm, TCC Card Room

In attendance: President, Barbara Remick; Sr. VP, Fred Stokes; VP, Henry Kelly; Treasurer, Larry Wade; Secretary, Linda Hall, Tom Remick for the ARC, Resident guests: Lynn Drake, Julie Banta, Ector Morales, Ray Berman

The meeting was called to order at 6:00 pm.

President's Report: Barbara was contacted by a neighboring HOA president about the problem of realtors placing Open House signs up several days prior to the event and not removing them promptly. While this has been an issue in other neighborhoods, the TEOA has not observed any problems in the Estates. The BOD will watch for this issue and will support neighboring HOA policy (sign up on day of open house and down the same day) if the problem surfaces.

Barbara reported two complimentary emails were sent to the BOD thanking us for our volunteer work and the ARC Committee received two thank you emails, as well; Larry also received a similar note with an assessment check.

Deb Kelly will serve as the new TEOA Welcome Lady. Deb is newly retired – a talented artist – and enjoys meeting people. We feel fortunate she has agreed to serve in this important position. This is the first line of information for new residents. It is important they understand we take our TEOA Documents seriously and enforce our documents. We provide a packet with information we feel will be helpful to new residents being settled in the area.

Potential buyers continue to contact the Estates. They are often under the impression there is only one HOA and one giant Timberlake neighborhood, rather than several different HOAs each with their own Covenants, By-Laws, ARC Guidelines, Operating Procedures and Policies. They sometimes have been given the impression the TCC pool is a community pool and the marina is owned by the HOA. Barb explains TEOA policies and restrictions and does her best to correct the erroneous information.

Barb was asked about the policy for renting in our neighborhood. No short-term renters are permitted per our documents; this policy eliminates the idea of homes being used for vacations. Long-term rentals are allowed. Currently one home has a long-term tenant.

Per a call from a realtor, Barb confirmed that only the 8 ½ x 11 realtor boxes are permitted in the Estates. Signs are not permitted on the waterfront. Realtors often comment our neighborhood looks so nice and welcoming because of the enforcement of our TEOA Documents. Just this month two homes sold after only a few days on the market. TEOA documents are provided to the new residents by our Welcome Committee and are available on our website, as well as recorded in Lexington County. We all know a community with Covenants is not for everyone; however, if you choose to live in such a community you agree to abide by the documents when you sign your deed. We endeavor to have new residents welcomed as soon as possible after moving in to avoid any problems.

The last mailbox which needed repair/painting has finally been completed, although it appears another mailbox suffered damage this week – cause unknown.

The BOD will explore a new landscaping initiative to beautify the common areas in our neighborhood. These island areas are on the irrigation system, and there is money available for such an improvement. Sr. VP Fred Stokes will obtain proposals. A question was raised about beautifying areas around our entrance; unfortunately, the property does not belong to the TEOA. Any resident who has ideas about what sort of vegetation they would like to see in our common areas is encouraged to contact Fred at 803 816 4001.

Sr. VP Report: Fred Stokes reported on the status of our road repair completed by Lexington County. They have finally patched many of our roads and have indicated they will try to return in the spring to smooth out some sections of Island Point. Lexington County priorities are with the roads that were destroyed during the recent, historic floods. All roads in the neighborhood are original and in need of work. Lexington County is not responsible for our private roads: Old Mill Court, Lake Spur, and Putter Point. Money is in our budget to maintain those private roads.

Barb spoke to someone at TCC about the unsightly cut trees and rutted ground near our entrance. It is TCC property but does not reflect favorably on our entrance. The trees were removed to provide more sun on Tee Boxes.

VP Report: Henry reported that for the past thirty days all is going well in the neighborhood. A few calls have occurred questioning campers being around yards for loading and unloading; if you contact Henry to let him know this will occur it avoids any issue. An issue of a dog running loose in the sub-division was resolved.

Treasurer Report: Larry reported that the 219 Assessment invoices were mailed to owners amounting to \$43,800. Through the January 31st close, 44% of checks have been received amounting to \$19,400. He has also invoiced Lookout Pointes (\$50 per lot that is built on per legal agreement) for \$3,600. TEOA dues must be postmarked or received by March 15 to avoid a \$100 late fee; Lookout Pointes assessment is not due until May 15. The February newsletter will include a reminder of the due date. The low TEOA assessment is a result of the BOD consisting of all volunteers.

Larry is working on the TEOA taxes. The TEOA has received approximately \$1,500 in interest, which is taxable income. The TEOA 2020 annual income budget is \$50,700 income with \$47,945 estimated expenses.

Larry recommended that the BOD approve changing the current accounting method of cash accounting to the accrual method. The accrual method discloses more information (accounts receivable) and by mid- May the cash method and accrual method is the same when all invoices have been paid. The By-Laws allow the board to determine the accounting method to be used. A resolution accepting the accrual method was made and unanimously approved.

ARC Report to Directors: Tom Remick reported for the committee. Four projects were closed and four were approved since last month; five others have been submitted for the February 15th meeting. There are currently 26 project files open. If your project is finished, be sure to inform the ARC so you can be placed on the agenda for February 15. Tom provided a general summary of the ARC application, approval, and inspection process for new residents in attendance.

Miscellaneous Items: Fred will work on renewing the contract with Green Earth for the TEOA landscaping work. The entire BOD agrees that their work has been very good, and the BOD agrees we would like to renew their contract.

A resident raised a question about Spectrum being unresponsive to calls about running wires but not burying them; Fred will follow up.

Resident, Sandy Wade, has volunteered to join the ARC. She brings lots of experience and knowledge to the table. Sandy served as an ARC chair in Northern Virginia, oversaw the construction of her home in the Estates, and has participated in the actual building of homes with Habitat for Humanity. Per TEOA By-laws, ARC members are appointed by the BOD; she was approved by a unanimous vote.

Executive Session: The BOD held a brief, executive session following the general meeting for updating passwords.

The next board meeting is scheduled for Thursday, April 2, 2020, TCC Cardroom, 6 pm. With no further business, the meeting adjourned at 7:25 pm.

Respectfully submitted,

Linda Hall, Secretary