

November 7, 2018, TEOA Board Meeting Minutes

President's Report – Barb Remick

The meeting was called to order at 6 pm; Barb reported the election results were tallied and recorded by the secretary. A motion was made and seconded: Henry Kelly is our new VP in charge of covenant enforcement and at present through December 31, 2020 will serve as VP and BOD Committee for Covenant Enforcement/ Violations. Barbara Remick will continue to serve as HOA President through December 31, 2020. As of January 1, 2019, Fred Stokes will return to the Board to begin his two-year term as 1st VP. These individuals/ positions will become part of our permanent TEOA record as of these minutes. The motion was unanimously approved by the BOD.

We have new Christmas decorations this year – so more work will be involved in “refitting” the old greenery to the new bows. Also, any neighbor who has a large Magnolia tree and will allow us to cut some greens to decorate our entrance in December, please contact a BOD member.

Treasurer's Report – Brian Walton

The 2019 Budget was reviewed and discussed; it was moved and seconded that the 2019 TEOA Budget be approved as submitted in October– the vote was unanimous.

Renewal of our Liability Insurance was discussed. Brian has reviewed the policy and will continue to work with our agent to ascertain we have all coverages necessary before renewing the policy.

VP Report – Henry Kelly

Several Covenant issues were dealt with since last month; all residents were cooperative and are in compliance.

Henry continues to follow up with Advanced Disposal. They are not following through with the procedure agreed to for picking up receptacles when a resident moves or service is discontinued. Overall our sub-division looks very good.

At this time we do not have any information as to how the change from Advanced Disposal to Capitol Waste will be handled as far as receptacles, pick-up days, etc.

1st VP Report – Andrea Christiansen

Green Earth changed out plants at our entrance for the fall/winter season. There are some irrigation issues but with all the rain expected things should be fine.

Andrea called SCE&G to report a streetlight outage; however, residents should do this on their own. The number to report outages can be found on your bill and on the pole.

Andrea will reach out for help to our county officials. She has repeatedly told Lexington County Road Department we have sections of road that need to be dug out to identify the problem so it can be fixed properly. The answer is not just sprinkling gravel, which in some cases has done more harm than good.

The Board is evaluating/monitoring the condition of our three private roads, the finances available for maintenance, as well as a reasonable timeline for said maintenance.

Volunteers are needed for The Keep America Beautiful Trash pick-up scheduled for Friday morning, November 16, 2018, at 8:30 am – meet at the flagpole on Timberlake Drive.

Andrea has served two full terms (4 years) as VP. As her 2nd term draws to an end she thanked the ARC Committee for their input and guidance on her current remodel project. She has always had good experiences with the ARC and wishes more residents would realize the Committee is there not just to protect the neighborhood but to help. She hopes more residents will take advantage of the expertise and advice available from committee members. She also thanked her fellow Board members and everyone along the way who has helped her solve issues. Andrea wish the neighborhood to know there are not many places that look like Timberlake Estates where you can pay annual dues of only \$200. This is possible because we have a volunteer board. We do not "outsource" the management of TEOA which enables us to keep the dues low. The outsourcing idea was reviewed just a few years ago and would have increased dues significantly. No one wants to see that happen. Andrea wants residents to know a tremendous amount of work and volunteer hours are spent behind the scenes, and she feels most residents appreciate the rules and Covenants that protect our property values and keep the Estates looking so nice. Andrea also encouraged neighbors to reach out to one another first before coming to the TEOA board with a problem. When someone does reach out we are obligated to enforce TEOA Documents. Being a good neighbor goes a long way towards keeping the Estates a community most of us are very proud to call home. Andrea welcomed Fred Stokes back to the TEOA Board in her VP position beginning January 1, 2019; he will oversee our landscaping, roads, lighting, and street signs.

ARC Report for November

*Currently 3 new homes are under construction
10 files were closed since last month
6 new projects were approved
20 Projects remain open*

An inspection by the ARC Committee has revealed a significant framing error that would affect the trim on the porch of the Spec. Home, Ph 3, Lot 37. The Committee is awaiting an answer from Great Southern Homes on how this deviation from the approved plans will be corrected.

Reminder - Residents should call an ARC member for an inspection when they have completed approved projects.

There being no other business the meeting was adjourned at 8 pm. The next meeting is scheduled for December 5, 6 pm, lower level of Timberlake Country Club.

Respectively Submitted

Barb Remick for Donne Elgie