SHHA Board of Directors Meeting Minutes: April 26, 2022

The Shiland Hills Homeowners Association Board of Directors met on Monday, April 26, 2022, at 6:30 p.m. at the home of Tim and Nancy Templeton.

These members were present: Elaine Davis, Claudia McDaniel, Doris McDonald, Russell McDonald, Tim Templeton, and Lissa VanDervort.

President Tim Templeton called the meeting to order.

Treasurer Carol Malone sent a financial report, and Tim presented it. The balance at the beginning of 2021 was $43,139. There was $9,300 in deposits. Expenses were $17,802.97 ($372 in utilities to Rock Hill, $13,702.28 in landscaping, plus insurance, no soliciting signs, luminaries, and condolences). $34,264.53 was on hand at the end of 2021 plus CDs totaling $8399.66. The large amount paid to Lakeside Landscaping was due to a lapse in billing. Two months ago he added a $40 per month fuel/oil surcharge, bringing the monthly total to $321.47. Tim asked R&J for a quote, and theirs was $312 per month. Russell suggested the board open the job up to quotes, and Tim said he would solicit other bids.

Tim reported that there have been suggestions that regular social events be built into the budget. Because of the issue of the 2022 egg hunt being scheduled for Easter Sunday morning, Doris suggested that any activity sponsored by the board should be submitted with a description, date, details, cost, etc., about two weeks before in order to avoid anything that may be a problem with an event. Around $2,000 should be budgeted for the luminaries and Christmas event, $750 for the ladies’ quarterly get-togethers, and $150 for the egg hunt.

Tim has a signed covenant sheet from the McAlindens. He had talked to the Morgans, and they were going to join but have not yet. Doris suggested we need to have an aggressive effort toward those who are not in the new covenant. Some who were against it before have seen the value of coming together and what has been accomplished and may be inclined to join now.

Elaine proposed that even though the city has not responded favorably in the past about maintaining the median, we need to continue to remind them that it is not owned by Shiland Hills. Therefore, the city is obligated and legally responsible to maintain it. Many people have seen snakes in the median.

Claudia McDaniel suggested an outside company to send violations letters. Elaine let us know that HOA management companies are very expensive and that the violations check-list letter would be the best way to go. Tim agreed and added that violations need to be addressed promptly.

The necessity of emails being sent out was discussed (when somebody dies in neighborhood, reminders about obligation to clean leaves out of the gutters, etc.)

Doris suggested that we need to visit every new neighbor, taking each a copy of the covenants and a directory. Elaine also reminded us that we need to have a website up with the CC&Rs. By law, we are supposed to have access to the documents available. Tim will ask Bryan McAlinden what is entailed in a simple website, such as the one the pool has.

Russell asked if solar panels need to be addressed. Elaine added that we also do not have limits on the number of rentals in the covenants. That should be put in an amendment to guard against the neighborhood changing from single-family houses to one with a high percentage of rental properties. Lissa mentioned that the problem of corporations buying up neighborhoods could be a reason for non-members to join the HOA.

Claudia recommended that Tim approach some of the younger people he knows about becoming board members.

Elaine commented that we should get the street signs repaired, whatever it costs and also that he ask the Neighborhood Empowerment people who they use to maintain the light poles as a possible source to maintain our signs.

Tim mentioned a drainage issue on Aspen Terrace. He has met with the city, county, and someone from the Warren Norman Co. to try to figure out who owns that property to address it. There is a catch pond, but it doesn’t catch anything. The ditch is so overgrown that the water runs into the back yards. The affected homeowners have asked if the HOA would help pay for a survey in order to find out who owns the area. Claudia asked if the people asking for help are in the HOA.

Respectfully submitted,

Lissa VanDervort, Secretary