



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA General Meeting – June 17, 2017

Members Present:

Bob and Kathy Ingebretson, Tom and Eileen Fleming, Rick and Charlene Kahn, Jeff and Debbie Rosier, Lori Lathom, JR and Millie Rivera, Jim and Gay Morrison, W.D. Scott, Jr., Billy and Terrie Long, Diana Hall, Paula and Steve Alexander, Brett and Lisa Horan, Larry Stotz, Jim Perillo, Lin Kramer, Pete Scholz, Chris Rodgers, Diane Eulo, Dave and Linda Ferguson, M.J. Shields, Lydia Mable, Brad Jones, Marion Scott, Alek and Elizabeth Zemezykowski, Bob and Joan Correll, Donna Rook, and Tom and Jan Orshal.

Introductions:

Bob Ingebretson called the meeting to order at 9:47 a.m.

New residents and/or first-time attendees were asked to introduce themselves: Diana Hall at 1049 Trotters Blvd and Paula and Steve Alexander at 1013 Thoroughbred Court. The crowd welcomed everyone with a brief round of applause.

Next, the minutes from the previous general meeting were approved as written. The minutes are available on the HOA website if anyone would like to read them.

Financial Report:

Tom Fleming, Treasurer, went over the financials through the end of May 2017, providing a handout to all attendees to follow along. Note: Our year runs July 1 to June 30. Tom reviewed income, expenses, and closing balance of 2015-2016. Income was higher than expenses because of dues paid early. For the current year, our year-to-date expenses through the end of May are \$9,610.41 and YTD income totals \$7,295.00. We currently have \$18,896.56 in the bank. Tom stated that income is high because of the \$935 that we received for repairs to the landscaping at the front entrance. Tom also discussed the proposed budget for next year. The income will not cover proposed expenses next year but there is room on several budget lines to make up the cost.

Tom stated that the back of the handout contained a detailed list of every expenditure last year.

The HOA's financial books will be audited by Larry Stotz after the books are closed on July 1. Tom also stated that the books are open for anyone to inspect if desired. Thanks need to go out from everyone to Larry for auditing the HOA financial records again.

The financial and budget report was approved.

Drainage Issues—Ditch between Pecan Grove & Trotters Ridge and Natural Depressions:

The HOA board's lawyer, Andy Sheppard, is coordinating with the County Administrator, Jason Ward. We have not received a response to our letter protesting the fine the County planned to levy on us for not cleaning up the supposed ponds. Our position is that we want the County to take over responsibility for the ditch since they have done previous work in the area.

Light Out

One of the lights at the front entrance is out. If you have noticed the light out and are concerned, the Board is in the process of getting it fixed.

Speeding Issues:

Speeding problems have continued. A three-way stop sign cannot be placed at the intersection of Trotters Blvd with Trotters Blvd, nor do we have enough traffic for a speed bump/hump. The question was presented, should we hire a police officer for a couple of days to deter speeders? It was brought up that a police officer would only help temporarily. Marion Scott will check again to see if we need a specific traffic count on Trotters Blvd to get a speed monitor from the county for a few days. Maybe people that cannot see their speedometer would be able to see big flashing numbers in front of them and realize how fast they are driving.

Parking on Grass

Home owners parking in their yards/grass continues to be a problem. Bob Ingebretson will start placing focus on this issue.

Solar Panels:

Solar panels are not included in our covenants. We need to start the process of amending our covenants to include guidance on how and where solar panels may be installed on homes. It will need to be coordinated with our lawyer and will be a long process. We will also need 80% of homeowners to vote approval. The motion was approved to start the research. Meanwhile, homeowners should ask the HOA for permission to install solar panels.

Street Signs Require Painting

The development has five street signs that are aging and need to be sanded, primed, and painted. The Board is soliciting bids and has received one so far. Any residents who know of a contractor who can do the job should get them in contact with Bob.

Revision to the Covenants, Art. 12

The Board is currently working on a revision to Article 12 of our Covenants: Exterior materials for building. The goal is to address sheds, other outbuildings and solar panels with Board guidelines to bring the article up to date with materials available in today market. We are in the beginning stages but if any home owners have any thoughts or comments, please contact or email Bob (bobingebretson@gmail.com) or any other board member or send an email to the HOA through our website.

Upkeep/Repair of the Front Entrance:

Residents were asked if they had any issues with the way the front beds are being maintained. Several commented that the flowers could be brighter.

The Board met with Jimmie Howell, our grass mowing contractor, to repair the front entrance landscaping damaged during the site development across Butternut (sodding and leveling out the area to the right of the entrance). He submitted a bid of \$550, which is less than what we received from Paragon, the contractor doing the site development. Jimmie will be completing the work in the next week or two.

Welcoming Committee:

All new residents have been visited by the welcoming committee headed up by Debbie Rosier and Eileen Fleming.

Miscellaneous Issues:

Eileen Fleming brought up the idea of having a neighborhood book exchange ("lending library"). There is a book club in the neighborhood and this would be a good way to share our books. It involves installing a container and placing/taking books to read. It seemed only the book club members were interested in it, so the discussion was tabled. Anyone wishing to join the book club please contact Eileen Fleming (enf1301@aol.com).

Linda Ferguson addressed the group with a discussion about the letters she posted on residents' doors regarding the shed she and her husband Dave petitioned the Board for. She wanted to make the point that home owners should be allowed to have input to decisions made by the Board, especially for sheds which have not had strong guidelines in the Covenants.

The HOA web site has a list of contractors that home owners have used and been pleased with. The web site is not heavily used but is a good resource for information.

A neighborhood yard sale was brought up and many residents were interested. Anyone wishing to participate please contact Bob Ingebretson, (bobingebretson@gmail.com) with possible dates so we can set a date.

Security is always an issue and residents should lock their vehicles and homes. A resident had a gun stolen out of his truck by two teenagers on bikes several weeks ago. His security system caught them on camera.

A resident was concerned that not everyone is obeying the leash law. The particular dog in question was seen on a leash the day before but as a reminder please keep your dog on a leash and clean up after them when walking your dog.

Board Elections

Bob Ingebretson sent a ballot in May along with the HOA Board meeting minutes with an opportunity for write-in candidates, but received no responses. The current Board members are willing to serve for another year but Bob urged people to get involved and volunteer to serve. Ballots were distributed and collected for elected positions and Board members. The elected Officers' and Board Members' names will be posted on the web site and a list was emailed out to HOA members with an email address on file since the meeting.

Bob thanked everyone for coming out and reminded everyone to sign in for attendance and to stay for brunch.

The meeting was adjourned at 10:57 am.