



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA General Meeting–June 18, 2016

Members Present:

Bob and Kathy Ingebretson, Tom and Eileen Fleming, Gary Curtis, Evelyn Kelly, Lori Lathom, Debbie Rosier, Marion and Walter (Dave) Scott, Alek and Elizabeth Zemorylowski, J.R. Rivera, Jim and Gay Morrison, Diane Eulo, Ralph Mundell, Brett and Lisa Horan, Lin Kramer, Bob and Joan Correll, Dave and Linda Ferguson, Brad Jones, MJ and Michael Shields, Billy Long, Lydia Mable and Peter Scholz.

Discussion:

Bob Ingebretson called the meeting to order at 9:45 a.m.

New residents and/or first-time attendees were asked introduce themselves to everyone: Dave and Linda Ferguson– 2001 Trotters Run Rd., Brett and Lisa Horan– 3008 Trotters Club Way, and Lin Kramer–1094 Trotters Blvd. The crowd welcomed everyone with a brief round of applause.

Next, the minutes from the previous general meeting were approved. Copies of the minutes were made available in case anyone needed to refresh their memory.

Financial Report:

Tom Fleming, Treasurer, went over the financials through the end of May, 2016. Year-to-date expenses through the end of May are \$8,184.43 and YTD income totals \$7,129. We currently have \$16,134.90 in the bank. Tom also went over the figures in the proposed Trotters Ridge HOA budget for 2016-2017 as well mentioning upcoming expenses. A spreadsheet of the HOA's income and expenses report was provided for members to follow along.

Tom also gave a quick status report regarding HOA dues. There are four properties currently overdue on the current year. Also, one homeowner is behind 2 years in dues and a lien has been placed upon their property. If they fall behind in another year of dues, (after this year's deadline of July 31) the HOA will begin foreclosure proceedings. Tom did briefly mention the financial risks involved in foreclosing on a home because of attorney fees, but Trotters Ridge HOA stands to lose a lot of money if the bank forecloses on the property and we can't recoup all of the dues that are owed to the HOA. Tom concluded that he hoped we won't have to foreclose, but we may have to.

The financial and budget report was approved.

Drainage Issues–Ditch between Pecan Grove & Trotters Ridge:

Bob spoke with head of the Engineering Department at Public Works-Mike Goldston regarding ownership/responsibility for the drainage ditch that exists between Pecan Grove and Trotters Ridge. Some refer to the drainage ditch area closest to Rumph's Hill Creek as a "pond", but it is believed to originally have been designed as a drainage ditch. Over time that ditch had become plugged, the water diverted, and it evolved into an ineffective retention pond. According to the county, the ditch is a private drainage ditch which is supposedly owned and maintained by the HOA. Marion Scott, through her research efforts, has obtained a collection of maps, plats and documents that may suggest otherwise. All of these documents exist; however, some were never recorded with the county. The county supposedly is sending the HOA a letter detailing their inspection results of the drainage ditch between Pecan Grove and

Trotters Ridge. Once the letter is received the board will review the counties findings and take appropriate action. This may include getting a legal opinion due to the disparities Marion has uncovered in the documents she has obtained. The HOA membership as a whole needs to consider the potential liability with the drainage ditch/ponds. Bob asked HOA members present at the meeting, by a raise of hands, if the HOA board had permission to consult our lawyer when the time comes.

Former Thurman lot:

We have yet to determine the fate of the vacant lot known as the former Thurman property in the back of the neighborhood. Currently the county still owns it, but they don't necessarily maintain it. The county hasn't mentioned anything lately about the HOA taking it. Currently Chris Rodgers has been mowing the front of the lot, since it is adjacent to his property and his help is greatly appreciated. The HOA doesn't want to take over ownership of the lot until the misaligned storm drain running through the lot gets realigned, which the county has postponed until a later date.

Front entrance-pot holes and pavement damage:

Contractors who are working in our neighborhood as well as all of the heavy machinery/equipment traffic from the initial site work being done by Paragon across the street are causing a considerable amount of damage to our front entrance grass areas next to Butternut Road. One of our sprinkler heads has been destroyed as well. Jason Bauchom, the engineer in charge of Paragon doing the initial site work across Butternut will not return any phone calls regarding the matter. (Since the meeting Jason from Paragon has called and said they would widen their drive and he would talk to his drivers and to ensure they turn on the pavement. I also asked them if they would put some blacktop in the holes by our entrance next to Butternut if SCDOT does not issue a work order to fix those holes caused by people turning to sharp. He said when they were doing the paving he would have his crews help us out.)

With regards to the holes at our front entrance the county claims it's SCDOT's responsibility to repair the damaged areas. Bob has contacted Wes Hannah of SCDOT in St. George and he is going to submit a work order to fill in the low areas.

Bob also wanted to thank Donna Rook for her efforts and persistence in contributing to getting the front section of Trotters Blvd. paved. He also pointed out that, relatively speaking, the condition of our roads is not so bad in comparison to many of the other roads in the county but we will keep asking to get more paving done in Trotters Ridge.

Speeding Issues:

Please **SLOW DOWN** when driving through our neighborhood. Just because some of the streets have been repaved, doesn't mean you should drive fast. The speed limit is 25, but even that seems a bit too fast for our neighborhood. Bob called the county public works regarding the present speed limit signs in Trotters Ridge and found out the lowest speed limit sign they have is 25 MPH so they cannot be changed but he asked for everyone to slow down before someone gets hurt. Someone also brought up the issue that during the school year school buses often speed in our neighborhood. In order to report school buses, you need to get the bus number and record the time of occurrence to report them to Dorchester County School Transportation.

Front entrance landscaping:

Carolina Green had been taking care of the landscaping needs at the entrance to our subdivision. After performing this service the past year, the board believes they are too expensive for what they do and told them we will no longer require their services. The board is actively looking into getting quotes from other companies. Gary Curtis is heading up this endeavor and will review the quotes and make sure we get our monies worth.

Lawn mowing contractor of the common areas and entrance ditches:

Resident Glen Morgan, our lawn mower contractor, is moving out of Trotters Ridge but has agreed to finish out the year. In October/November will get bids for next year to get someone new in place. There are a few people from the subdivision interested in the job and we will ask for bids from those folks prior to seeking any outside contractor. Glen did such a wonderful job for us at such a reasonable price and will truly be missed.

Miscellaneous Issues:

A few complaints were expressed: Lydia Mable stated the cul-de-sac in front of her house on 3029 Trotters Club Way is filled with loose gravel, asphalt and blue chip. The board will investigate and request the county for help with this matter.

The Ferguson's of 2001 Trotters Run Rd mentioned that trees need trimming around the street light near their residence. The board will investigate this issue and take appropriate action.

Eileen Fleming will be comprising a list of recommended contractors/companies/services to be posted on our website: TrottersRidge.net. Please feel free to provide Eileen (843) 851-8221 with contact information of any contractor that you find to be honest, reasonably priced and dependable.

ELECTION TIME!

Bob had asked for volunteers to join the board via email and got no response. Therefore, he did not create an actual written ballot. He determined a show of hands will suffice for this election.

The current board introduced themselves.

Bob stated that Becky Baldwin will be stepping down as our VP and Welcoming Committee for Trotters Ridge. Bob also mentioned that Lori Lathom, Secretary, wished to step down from that position, (she stayed on an extra year due to no one else wanting the job.) He also asked for any Board volunteers from members present at the meeting.

Debbie Rosier volunteered to take over the Welcoming Committee and would like her name put on the ballot for Vice President. Diane Eulo was gracious enough to volunteer for the Secretary position.

A show of hands voted for the new board:

President: Bob Ingebretson
Vice President: Debbie Rosier
Treasurer: Tom Fleming
Secretary: Diane Eulo

Board Members: Gary Curtis, Eileen Fleming, Rick Kahn, Evelyn Kelly, Lori Lathom, Jim Morrison, and Marion Scott.

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

The meeting was adjourned at 10:45 am.