



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA General Meeting—October 29, 2016

Members Present:

Bob Ingebretson, Tom and Eileen Fleming, Rick and Charlene Kahn, Jeff and Debbie Rosier, Lori and Mark Lathom, JR and Millie Rivera, Jim and Gay Morrison, Brett and Lisa Horan, Diane Eulo, Ron Walters, Steve Nieroda & Family, Dave and Linda Ferguson, M.J. Shields, Lydia Mable, Brad Jones, Marion and Walter (Dave) Scott, Evelyn Kelly, Alek and Elizabeth Zemezykowski, Bob Correll, and Tom and Jan Orshal.

Introductions:

Bob Ingebretson called the meeting to order at 11:00 a.m.

New residents and/or first-time attendees were asked introduce themselves: Steve Nieroda and family, at 1024 Trotters Blvd; Jeff Rosier, Debbie Rosier's husband who's been working overseas, at 1120 Trotters Blvd; Bob and Joan Correll's daughter (visiting). The crowd welcomed everyone with a brief round of applause.

Next, the minutes from the previous general meeting were approved as written. 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 October 2016, providing a handout to all attendees to follow along. Note: Our year runs July 1 to June 30. Year-to-date expenses through the end of October are \$2,620.91 and YTD income totals \$5,425.00. We currently have \$24,016.06 in the bank. Tom stated that the budget does not include possible expenditures that we may incur due to the ongoing drainage issue with Dorchester County.

Tom also gave a quick status report regarding HOA dues. He announced that the homeowner who was behind on two years of dues has paid up and that all past dues have now been collected. For current year's dues, eight homeowners are overdue, two of whom are making payments and six of whom have not responded.

The HOA's financial books were audited in July by Larry Stotz and given a clean bill of health. Tom also stated that the books are open for anyone to inspect if desired. Thanks need to go out from everyone to Larry for doing a complete and thorough audit of the HOA financial records.

The financial and budget report was approved.

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

Bob has a folder available for review that contains all correspondence on these issues. In summary, Mike Goldston, Deputy Director Public Works, Dorchester County, has sent us letters about our natural depressions (county is calling them "ponds") with the last one threatening to fine us \$5,000 per day per depression if we did not take action. The board worked with our lawyer, Andy Sheppard, to draft a response disputing the county's claim, which was sent on Sep 30. We are currently awaiting a response from the county. The next step may be a meeting with Jason Ward, the County Administrator, but we expect it will be a while before we receive a response due to the hurricane. Some details covered in our letter back to the county include: the county's referenced plat is not registered; county's previous work activity in depression areas; one pond on their plat is located where houses now are built; county approved development of Pecan Grove with some of their drainage into the drainage ditch/depression between our subdivisions.

Former Thurman lot:

The county hasn't mentioned anything lately about the HOA taking over the property that they currently own. It was brought up that the county has not been maintaining the lot and a discussion followed that the county probably would not mow it weekly and if the HOA takes over the property we would want it to go back to nature. Currently Chris Rodgers and Lisa Horan have been mowing the front of the lot, since it is adjacent to their property and their 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. The HOA board is continuing to push for this to be done.

Front Entrance Potholes and Pavement Damage:

Contractors who are working in our neighborhood as well as all of the heavy machinery/equipment traffic from the site work being done by Paragon across the street are causing considerable 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, has agreed to put back the eight-foot culvert that was removed, smooth the area, re-sod where disturbed, and cover the cost to repair the sprinkler system. The question was asked if it is worth it to landscape and plant flowers. The general consensus was that we need to get our front entrance cleaned up and looking good to show that we have pride in our subdivision. Additionally, one of our horses at the front was stolen and the other one broken. We have two spares that can be used and Jim Morrison is researching ways to attach them that hopefully will be vandal-proof.

A concern was also raised about the Paragon contractors parking their trucks near the entrance of Trotters Ridge and blocking the view needed to exit the development safely. This has been a nuisance and a hazard. If anyone observes this happening, please contact Bob and he will talk to Jason Bauchom to resolve the matter. We can always tell the workers they cannot park their trucks at our development and we can also call the Sheriff to report it.

Speeding Issues:

Speeding problems have continued. A motion was made to research getting a three-way stop sign placed at the intersection of Trotters Blvd with Trotters Blvd. This will be the cheapest way to get drivers to slow down on the straight section of the boulevard where most of the speeding is occurring. A reminder was provided that, in order to report school buses speeding, you need to get the bus number and record the time of occurrence before making the call to Dorchester County School Transportation. Residents are also concerned about the traffic issues that will be caused by the addition of 70 homes in the development across the street.

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.

Single Family Dwellings:

A concern has been raised that some homeowners may be allowing other families or multiple single residents to occupy homes, which goes against the intent of the development. Please remember we need to first address the possible issue with the resident to determine if it is a problem or is a short term issue. In addition, an HOA member can address specific issues in violation of the covenants by personally contacting the resident. If the issue still persists, the HOA can send the homeowner an official letter and subsequently levy fines if necessary.

Upkeep of the Common Area and Front Entrance Ditches:

Glen Morgan, our lawn mower contractor, has moved out of Trotters Ridge but has agreed to finish out the year. The board has a bid solicitation ready that will be sent via email to the neighborhood to get someone new in place. We will ask for sealed bids from residents prior to seeking any outside contractor. Glen did such a wonderful job for us at such a reasonable price and will truly be missed.

Welcoming Committee:

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

Miscellaneous Issues:

Marion Scott said we have been offered a play set to put in the common area. Following a short discussion, the offer was declined because it would be another maintenance item and liability.

Anyone wishing to burn lawn debris must call the County Forestry Division and register; the Forestry Division phone number will be placed on the HOA website. After contacting the Forestry Division you must also notify the Old Fort Fire Department. On a side note, we are covered by Old Fort Fire Department until January, at which time we reportedly will fall under the Summerville Fire Department. At this time, we do not know if they have a burn number set up for county residents.

Some residents or lawn service contractors are blowing yard debris into the street or into the neighbor's yard. Debris on the street especially needs to be cleaned up, as it has the potential to clog the storm drains. Also remember, when mowing do not shoot the grass clippings into the street; this not only causes a storm drain issue, it is also a safety issue should an object be propelled from the lawnmower. As a reminder, residents are responsible for ensuring the easement areas in front and behind their homes are maintained and free of debris. Common sense should dictate that also includes keeping the curb area clean. The HOA can send an official letter to specific homeowners with a warning if they continue to blow debris into the street or do not maintain easement areas.

A resident asked if the hurricane debris will be picked up soon. Bob said a county truck was driving through the neighborhood this week; they may be assessing the job.

Lydia Mable reported that a Summers Glen resident is draining their pool into her back yard under the fence and the water is burning her grass. She will provide the house number to Bob.

Eileen Fleming has comprised a list of recommended contractors/companies/services that have been posted on our website, trottersridge.net. Residents can provide Eileen (843) 851-8221 with contact information of any additional contractors that you find to be honest, reasonably priced, and dependable. We can also remove contractors who have provided poor service.

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

The meeting was adjourned at 12:22 pm.