



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | [www.trottersridge.net](http://www.trottersridge.net)

## HOA Board Meeting–June 13, 2015

### **Members Present:**

Bob and Kathy Ingebretson, Tom and Eileen Fleming, Rick and Charlene Kahn, Gary Curtis, Evelyn Kelly, Mark and Lori Lathom, Marion and Walter Scott, Michael Shields, Brad Jones, Ralph Mundell, Billy Long, Alek and Elizabeth Zemczykowski, Peter Scholz, Deborah Larsen, Richard Walker, Tom and Jan Orshal, and Joan Correll.

### **Discussion:**

Bob Ingebretson called the meeting to order at 9:15 a.m.

New resident Brad Jones introduced himself to everyone.

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

### **Financial Report:**

Tom Fleming, Treasurer, went over the financials. As of the end of May 2015, we currently have \$14,463.41 in the bank. Year-to-date expenses through May are \$6,496.44 and YTD income totals \$10,132.70. A spreadsheet of the HOA's income and expenses report was provided for members to follow along. Tom stated that our audit will happen in June. Financials were approved.

Tom also went over the proposed budget for 2015/2016 and discussed expenses. He also asked for any input or suggestions regarding any other way of handling the budget. A question arose as to why only the improved lots are responsible for paying HOA dues. It could be a beneficial source of income to charge dues for all properties, improved or not. The response was that it has just always been done that way, but the board could look into changing that.

Tom mentioned that there are still 2 homeowners who owe their HOA dues for this year. Appropriate reminder letters have been sent out to the people who are behind in their payments.

**Dues Reminder:** Dues for 2015/2016 are due by July 1st. A reminder post card (designed and printed by Lori Lathom, Secretary) has been sent out to all residents. There is a sign posted at the front of the subdivision as well.

### **Tree Removal in Park:**

There is a 55-foot hollow oak tree, about 30" in diameter that has many dead limbs-in the park common area and could be a liability. The HOA has obtained three bids for tree and stump removal from different tree service companies. Lowcountry Tree Service, the low bidder has removed the tree after we got the permit from the county. Everyone please remember Dorchester County and Trotters Ridge both have requirements regarding tree removal; please adhere to these requirements or a fine may be imposed.

**Landscaping at the front entrance:**

Bob thanked the folks that helped with the work party at the front entrance on Tuesday, June 9<sup>th</sup> to weed, trim hedges and clean up. We are in process of trying to locate a person or landscaper who would do the front entrance beds at a reasonable price since this seems to be a task that we cannot get a lot of participation from homeowners completing.

**Picnic Tables for common area:**

The board purchased four 6-foot long, composite, folding picnic tables for the common area because what we had previously was simply beyond repair. The old hazardous splinter ravaged, nail-popping, wooden tables are gone. The picnic tables are available if anyone wants to borrow them for a function. Mike Shields made a motion that we ask for a \$150 deposit (per table) when borrowing one to ensure that they get returned in the same good condition. The motion was approved. The borrower can simply write a check for the deposit and it will be given back when the table(s) is/are returned.

**Road maintenance status:**

Despite the fact that resident Donna Rook has a good rapport with Bill Hearn on the County Council, it's not looking good for our neighborhood to receive any help with the condition of our roads in the near future. We will continue to bring our street issues to the attention of our County Representative and County Public Works. It is important to consider that the road is continually destroyed due to water run off. We can get potholes filled, however. If you see a pothole that needs filling, please call Public Works at 832-0070.

**Former Thurman house on Trotters Club Way and the retention ponds in back of neighborhood.**

Last fall the county purchased the Thurman house at 3004 Trotters Club Way, due to flooding issues. In conversations with Jason Carraher, Dorchester County Director of Public Works, the county recently put out a request for bids to remove the home and return the lot to a natural state. The board will continue to follow up on this issue-until the house is removed. The board wants to make sure that the driveway is completely removed as well. We are currently billing the county for this year's HOA dues on the property. Once the house is removed the county may propose to turn the lot over to our HOA. We may need to see if it can be rezoned as a non-taxable green space.

Also, once the house is gone, we can better access and assess the retention pond in back of the property. Is it currently functional? Would it be more functional if it were dredged/restored? Can the county dredge while removing the Thurman house? Answers are difficult to obtain because county workers don't seem to stick around long enough to follow through on anything. It's a giant run-around between Dorchester County, the town of Summerville and the Army Corps of Engineers. One fact is certain, over development is causing the majority of all the water run off. The retention pond isn't working and it's forcing Rumphs Hill Creek to dig deeper and encroach on adjacent properties. According to the register of deeds, the HOA is responsible for the maintenance of the ponds. The big question which we need to find an answer to is would cleaning out and repairing the retention ponds truly help any flooding issue? Resident Mark Lathom, pointed out that storm water run off is only part of the problem—there is a sewage leak which we need to keep on the front burner with the county.

**HOA and legal consultation with Andy Shepard of Hart, Hyland and Shepard.**

The latest issue requiring legal counsel has to do with a homeowner who is refusing to pay their dues. We are at the point where Mr. Shepard has actually written a letter threatening foreclosure proceedings.

## **Covenants, Constitution and By-Laws**

People need to read and follow the covenants. Violation letters are being mailed as we get to them. Certified signature letters follow those. There are currently many houses for sale in our subdivision. We need to show prospective buyers that we have pride in our homes and subdivision and abide by the covenants. Please keep up the appearance of your property.

## **Trotters Ridge Officer and Board Member Election for 2015/2016**

The 2015/2016 HOA Board now consist of:

President: Bob Ingebretson

Vice President: Becky Baldwin

Treasurer: Tom Fleming

Secretary: Lori Lathom

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

### **Miscellaneous info:**

1001 Trotters Blvd. was purchased by a real estate development company out of Mt. Pleasant. It is currently being totally refurbished.

No one has heard any recent updates regarding the development of Dobson's Farm across the street from our subdivision. The entrance is supposed to be directly across from Trotter's Ridge on Butternut Road.

The house next door to the old Thurman house at 3009 Trotters Club Way has been foreclosed upon and is currently Fannie Mae owned. A property management company is currently maintaining the property.

Vandalism update regarding the car window pellet gun shootings: Police had a suspect in custody in North Charleston regarding the vandalism. The suspect admitted to the crimes in North Charleston, but they are not taking responsibility for the damage done in the Summerville area.

Tom Fleming asked that everyone present at the meeting encourage their neighbors to attend future general meetings. Their input would be very helpful and greatly appreciated.

Bob reminded everyone to sign in for attendance and to indulge in all the coffee, juice, doughnuts and bagels available.

**The meeting was adjourned at 10:25 am.**