



HOA Board Meeting – February 26, 2018

Board Members Present:

Bob Ingebretson (by phone), Debbie Rosier, Tom Fleming, Diane Eulo, Rick Kahn, Marion Scott, Jim Morrison, and Lori Lathom. The HOA's attorney, Andy Shepard, was also present.

Discussion:

Tom Fleming, Treasurer, called the meeting to order at 6:35 pm. The main item for discussion was the Pond/Drainage Issue, but first, the minutes from the last board meeting were accepted. Tom stated that the sprinkler system at the front entrance is broken and the back-flow valve needs to be repaired. A plumber will come out to assess the issue on Thursday March 1 and charge \$60 for the trip. We will get an estimate for repair of the valve, which Jim Morrison has in his possession. The board voted to approve up to \$500 to complete the job.

Pond/Drainage Issue

(Note: We refer to the pond at the West corner of the development behind the upper cul-de-sac on Trotters Way as TR1 and the pond behind the vacant lot on the lower cul-de-sac as TR2.)

Next steps discussed at the last board meeting and current status *in italics*:

1. Contact the Army Corps of Engineers to:
 - a. Get confirmation from them if a permit was ever issued to build in the back area of the development that was formerly wetlands. *Andy will obtain the permits.*
 - b. Request that they come out to the development to map out and flag the wetlands area. *The CoE did not flag the wetlands area due to scheduling conflicts and stated there were no restrictions on performing work in the ponds, as they are not considered wetlands.*
 - c. Ask them to explain the extent of the maintenance we can do and what approvals we would need from them. *They stated we would need to remove debris and brush from in and around TR1 and TR2 as well as get the drainage pipe reinstalled in TR2 that was removed by the county. They did not provide any guidance on how much sediment would need to be removed from either pond.*
2. Send our response to the county as required by Dec 17. We will provide information on whom we have contacted at the Army Corps of Engineers, whether they will flag the wetlands area, and when they can do it. We will also list all of the people we have contacted, with dates, descriptions, and copies of emails and letters, if possible. Most importantly, we will provide something in writing stating that the back area is wetlands, if applicable, after the Army Corps of Engineers flags the wetland area. *Letters were sent to the county on December 18, 2017 and January 30, 2018.*
3. Inform Public Works of the steps we have taken and request additional documentation from the county as required. *Completed as part of #2 above.*
4. Set up a meeting with the lawyer and the Storm Water Engineer to discuss our next steps. *The meeting was conducted on February 14, 2018 and attended by Jim Morrison and Tom Fleming. The Storm Water Engineer, Elliot Locklear, stated we would be required to get a survey done to determine the volume of the ponds today as compared to the plat to determine how much sediment we need to remove. Then we would have to prepare a plan and get county approval, get the work done, and conduct another survey to show the improvements.*

5. Determine the costs associated with restoring the ponds if required. *We cannot do this without a survey to understand the extent of the cleanup.*

Options discussed include:

1. Annex to the city of Summerville – Andy will talk to a council person on their willingness to deal with our pond issue or waive the requirements set by the county. After debating the issue it was decided that this option provided no benefit and was tabled.
2. Dissolve the HOA and let the common areas go to the tax sale.
3. Get County Council member Bill Hearn involved in this issue by suggesting that we could sue Pecan Drive for the storm water runoff from their properties into our development.
4. Obtain Mr. Goldston's agreement to do a simple cleanup of TR1. Or tell him what we are willing to do and determine if it will be sufficient.
5. Move forward with the full cleanup to meet the county's requirements.
 - a. Get county to replace the pipe in TR2 first.
 - b. Determine if county has done a survey and obtain a copy – we would need to know the depth of the ponds.
 - c. Submit a FOIA request for documentation regarding 1987-1988 plats, building permits, and meeting minutes regarding Pecan Drive and Summer Glen.
 - d. If no survey exists, we need to commission a survey (approx. \$6,000 - \$8,000). Appeal to the county to conduct and fund the survey.
 - e. Obtain proposals/cost estimates for the required work.
 - f. Hold a General HOA Meeting to obtain 33.3% agreement from HOA membership for a special assessment to cover the costs to refurbish the ponds, or obtain 51% agreement from HOA to raise annual HOA dues to cover the costs and collect the money before we can start work.
 - g. Collect monies to hire contractor to get the work done.

Action Items:

1. Andy will schedule a private meeting with council member Bill Hearn. We the board will try to set up a time with Bill Hearn when he could meet with us to discuss our issues.
2. Andy will provide contact information for contractors he knows who could clean the brush from TR1.
3. Andy will try to obtain the county work permits for any work done to our pond areas and Pecan Drive properties.
4. Tom will follow up with Elliot Locklear on an existing survey.
5. Marion will provide the Pecan Drive and Summers Glen plats to Andy.
6. Marion will try to get a copy of the original 1987 Storm Water Guidelines; the copy we have is a revision.
7. Marion will create a chart showing the easements around our development as public versus private and from which documentation.
8. Marion will request the documentation needed on Pecan Drive and Summer Glen.
9. Andy will draft the next letter to the county discussing next steps, which Andy will deliver and discuss.
10. Tom will keep in contact with CoE on marking the wetlands.
11. Bob will obtain quotes for a survey and appeal to Mr. Goldston to conduct a survey of the pond area.
12. Bob will send Chris Rogers an email request to let us know if he sees anyone dumping debris in the pond area behind his house and/or in the vacant lot next to him.

The meeting concluded at 8:45 pm.