



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

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

## HOA Board Meeting – September 26, 2017

### Board Members Present:

Bob Ingebretson, Debbie Rosier, Tom Fleming, Diane Eulo, Rick Kahn, Marion Scott, Jim Morrison, Lori Lathom, and Eileen Fleming

### Discussion:

Bob Ingebretson, President, called the meeting to order at 6:32 pm.

### Financial Report

Tom Fleming, Treasurer, emailed the financial report through August to HOA members on September 11. We currently have \$26,528.29 in the bank. Year to date expenses through August are \$815.42 and YTD income totals \$3,600.00.

Tom will be sending out letters to the 13 homeowners who are overdue on the 2017 HOA dues. The lien the HOA had in place has been removed. There are no current liens.

The financial report was accepted by the board.

### Next General Meeting – MAXIMUM PARTICIPATION IS NEEDED!

The next HOA General Membership Meeting will be a very important one due to the covenants change that is in process (see below). The meeting will be held on **Saturday October 28 at 11:00 am** in the park followed by lunch. Hamburgers, turkey burgers, hot dogs, and bratwurst, as well as beverages, will be provided. Residents with odd numbered houses are asked to please bring a side dish and those with even numbers, a dessert. Postcard reminders will be mailed shortly.

### Covenant Changes

The board has produced a revision of Section 12 of the HOA covenants regarding exterior materials, structures, and modifications, and has also revised the guidelines for outbuildings and solar panels. HOA members will receive a mailing soon that will contain a letter explaining the action to change the covenants, a copy of the full covenants and restrictions, and the Section 12 revision. We ask all members to review the documents prior to the October General Membership Meeting and follow the instructions in the letter to provide comments regarding the Section 12 revision or any other change deemed necessary to the covenants. All input should be provided via email or letter to Bob Ingebretson, regardless of whether you are attending the meeting.

Once the covenants revision is finalized, it will be put to a vote requiring approval of two thirds of Trotters Ridge property owners. The revised covenants will then be registered with the county. We will provide a handout of the outbuilding and solar panel board guidelines for discussion at the meeting. These guidelines will provide the board leeway for newer building materials on the market, and more. The board will be better able to meet the home owners' needs, while still striving to keep Trotters Ridge a beautiful and desirable neighborhood. **We need maximum participation at the General Meeting** in order to facilitate completion of the covenants change.

### **Architectural Review Board**

The board discussed the idea of establishing an Architectural Review Board, consisting of three members from the neighborhood. This board would work under direction of the HOA Board of Directors to review, authorize or deny building changes and outbuilding requests submitted to the HOA. This question will be raised to the membership at the General Meeting.

### **Front Entrance**

Howell Landscaping still has not completed the work to re-sod the front entrance and smooth the ground down. The board decided to delay this work until spring.

Gunslinger Powerwash and Detail has not been able to schedule pressure washing the fence at the front entrance yet. Bob is in the process of getting the work scheduled.

The contracts for the front entrance landscaping (flowers and shrubs/mowing) will be expiring soon. The board agreed that the two contractors are doing a satisfactory job and will add a vote for renewal to the next General Meeting agenda.

### **Maintenance of Properties**

Letters have been sent to two homeowners requesting they clean up their properties 10 feet from the curb. The board reminds all HOA members that liens will be placed on properties if satisfactory responses are not received on these types of issues.

### **Drainage Issue**

The board received a final notice from the county regarding the fine of \$1,000 per day for the natural depression at the back of our development. The HOA's attorney advised us to stand by until the county answers our appeal. The attorney will contact the county regarding this matter.

**The meeting concluded at 8:00 pm.**