



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

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

## **HOA Board Meeting – August 8, 2017**

### **Board Members Present:**

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

### **Discussion:**

Bob Ingebretson, President, called the meeting to order at 6:38 pm.

### **Financial Report**

Tom Fleming, Treasurer, went over the first quarter financials through July of 2017. We currently have \$26,676.91 in the bank. Year to date expenses through July are \$366.80 and YTD income totals \$3,300.00. A spreadsheet of the HOA's income and expenses report will be attached to the board meeting minutes and shared with all HOA members. Tom reported that our year-end audit has been completed with positive results. The board would like to thank Larry Stotz for completing the audit.

Tom will be compiling a report of outstanding 2017 dues. Letters will be sent out in mid-September to delinquent homeowners. The homeowner with a lien in place has paid 2017 dues, so the board voted to remove the lien.

The financial report was accepted by the board.

### **Front Entrance**

Howell Landscaping has not completed the work to re-sod the front entrance and smooth the ground down. Bob will contact them to try to determine a timeline.

Regarding the light that has been out at the front entrance, it was determined that power is connected but the light fixture itself is damaged. An identical replacement light was ordered and installed by Tom and Bob.

We have received one pressure wash bid for the front fence from Gunslinger Powerwash and Detail. The cost is considerably less than when we had the fence previously pressure washed. The board voted to award the work to Gunslinger. As a general note, this company offers a very competitive rate and has done a good job pressure washing houses for many neighbors in Trotters Ridge.

### **Covenant Changes**

The board met with the HOA's lawyer to discuss changes to the covenants regarding exterior materials, structures, and modifications; in particular updating shed requirements and adding guidelines to include solar panels. The changes will allow the board to make consistent and fair decisions on homeowners' requests. A revision of Section 12 of the covenants was drafted by our lawyer for the board's review. Additionally, Jim Morrison researched sheds and solar power systems and provided a draft of specifications for materials, colors, size, and placement.

After a lengthy discussion, the changes were tabled so we can revise the lawyer-provided revision of Section 12 and rewrite some of Jim's shed and solar panel guidelines. Also, we need to contact our lawyer regarding a possible liability issue with our proposed covenants changes. Once finalized, the change to the covenants will need to be put to a vote with approval of two thirds of Trotters Ridge property owners. The revised covenants will then be registered with the county. This will be an extended and substantial effort, but will provide the board with updated guidelines that allow leeway for newer building materials, 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.

### **HOA Management Company**

Board members recently received marketing packages from Halcyon, a HOA management company owned by David Peterson of Summerville. We briefly discussed their materials and the pro's and con's of hiring a management company. If we moved forward with this, we would still need to have a board of directors in place. It cannot be stressed enough that more involvement from the neighborhood is needed in order to reduce the workload of the few who volunteer on the board--specifically, new board members and officers are needed if we want to continue the neighborhood-run HOA without the involvement of a management company.

### **Solar Eclipse**

The total solar eclipse is occurring on Monday, August 21, from 1:16 (partial) to 2:49 pm (totality). The HOA will have a gathering in the park to view the eclipse. Bring your own beverages, food, and chairs and arrive early to get settled and socialize before this amazing phenomenon starts. And please be sure to have your solar eclipse glasses!

### **Next General Meeting**

The next HOA General Membership Meeting will be held in October in the park. The date will be announced soon.

### **Parking in Yards**

The board reminds everyone that the HOA covenants restrict homeowners from parking vehicles in their front yards and on the street overnight. We strive to make Trotters Ridge a beautiful neighborhood and vehicles, debris, and garage overflow in front yards can make us an eyesore instead. Please adhere to our covenants in the upkeep of your properties.

**The meeting concluded at 8:42 pm.**