



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA Board Meeting–May 23, 2017

Board Members Present:

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

Discussion:

Bob Ingebretson, President, called the meeting to order at 6:35 pm.

Financial Report

Tom Fleming, Treasurer, went over the financials through April of 2017. We currently have \$19,264.01 in the bank. Year to date expenses through April are \$9,242.96 and YTD income totals \$7295.00. A spreadsheet of the HOA's income and expenses report with the board meeting minutes will be shared with all HOA members. Tom stated that income is up because Paragon has paid the HOA \$935 to repair the damage they caused to our front entrance. The amount was based on an estimate prepared by the board.

Tom pointed out that we will need our year-end audit conducted.

Tom provided a report on status of dues. Two homeowners still owe their HOA dues for this year. Appropriate reminder letters have been sent out and liens will be placed on the properties after July 31 if necessary. We have one lien in place for a homeowner who was previously delinquent. They are now current but have not paid the fee to remove the lien. The board tabled discussion on this lien until September. For this summer's dues, Lori Lathom will create reminder postcards and Tom will mail the reminder postcards to all residents.

The financial report was accepted by the board.

Front Entrance Repairs

Bob received a quote from Howell Landscaping to re-sod the front entrance and smooth the ground down using the money from Paragon. The board approved the quote. The flower beds and bushes are in bad shape. Bob will contact Arlene Weeks who does the maintenance, to make sure she is well. Since the meeting Arlene has responded back to Bob's e-mail that she is fine and will complete the maintenance within the next two weeks. This will include switching out the beds, trimming, and re-mulching.

Drainage Issues: Maintenance

Our lawyer, Andy Shephard, has not received a reply from Mr. Frampton, the County Attorney, on the HOA's letter stating our position regarding the County's inspection of the drainage ditch between Pecan Grove and Trotters Ridge and threat to impose fines. Andy is continuing to try to resolve the issue.

Covenant Changes

Three items need to be addressed in a change to our Restrictions and Covenants: sheds, solar panels, and metal roofs. The board will be meeting with our lawyer to discuss wording changes to allow the board to make consistent and fair decisions on homeowners' requests. The change to the covenants will need to

be voted on and the covenants registered. Jim Morrison will draft a specifications sheet for sheds and solar panels for review by the board prior to the June General Meeting so that it can be discussed.

Welcome Committee

Although Debbie and Eileen were not present at the meeting (they are our welcoming committee), Tom said we are up to date with greeting all new residents in the neighborhood. It was confirmed that the welcome baskets do contain a copy of the covenants as well as a copy of the Trotters Ridge resident directory.

General Meeting scheduled for June 17 at 9:30 am

The HOA General Membership Meeting will be held in the park on June 17. We will have a Brunch - donuts, bagels, orange juice and coffee will be provided. This is an important meeting due to its being HOA Board Member election time. Come to the meeting, meet your neighbors and get involved in what is happening in the neighborhood.

If anyone is interested in getting involved in the HOA as an elected officer or board member, please contact Bob or a current board member and your name will be placed on the ballot. We are required to have four board members but need an odd number for voting purposes. We need new people with new ideas to take over elected positions. Please get involved!

It was suggested that the voting process for elections should be by secret ballot and that we need to improve the process for receiving names for write-in candidates. Bob will send an email to homeowners asking for write-in candidates, and canvas the General Meeting attendees on how they would like to vote.

Another suggestion was made that the HOA conduct events during the year that are not official meetings, but are fun ways to get neighbors together for socializing. Rick Kahn and Lori Lathom will head up the new entertainment committee.

Issues within subdivision:

The board approved a request for a new fence at 2004 Trotters Run Rd.

Letters will be going out to several homeowners requesting they clean up their lots. Also, parking in front yards and on the street overnight continues to be a problem. Letters will also be going out to homeowners requesting they stop parking in the yard.

One of the lights at the front entrance is out and needs to be repaired.

The street sign poles are looking worn and rusted and need to be sanded and repainted soon. The board needs to research how this should be done. The HOA owns the street signs.

The octagonal table in the park is falling apart. We will dismantle and remove it.

Rick Kahn stated that we will be losing our website hosting agreement with Microsoft soon. Microsoft stopped hosting several years ago but we were grandfathered for two additional years, then extended another year. The cost has been \$6.00 per month. Rick is considering GoDaddy who charges \$8.00 per month. The board approved switching to GoDaddy when the time comes and understanding there will be additional programming cost included. Rick urged the board to consider using Microsoft for file sharing. It would make it easier for us to create, edit, and finalize our minutes, view quotes and legal documents, and safely store our documents.

Put the General Meeting on your calendars for June 17th at 9:30 am in the park.

The meeting concluded at 8:23 pm.