



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA Board Meeting–July 26, 2016

Board Members Present:

Bob Ingebretson, Tom Fleming, Eileen Fleming, Rick Kahn, Marion Scott, Gary Curtis, Debbie Rosier, and Lori Lathom.

Discussion:

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

Drainage Issues: Storm water/"Pond" Maintenance

The reason for this board meeting was to discuss the content of a letter that Bob and Tom are going to draft and send to the county in response to a letter the county sent the HOA regarding storm water "pond" maintenance.

Back story:

Bob had spoken with the head of the Engineering Department at Dorchester County Public Works, Mike Goldston, back in May when the board was trying to obtain information regarding ownership/responsibility for the supposed drainage "ponds" that exist in the back of Trotters Ridge and drainage ditch between Trotters Ridge and Pecan Grove. According to the county, the ditch/pond is a private easement which is supposedly owned by the HOA and should supposedly be maintained by the HOA. Marion, through her extensive research efforts, had obtained a collection of maps, plats and documents that may suggest otherwise. All of these documents exist; however, it is believed that some of these documents were never recorded with the county. The county said it intended to send the HOA a letter detailing their inspection results of the drainage "ponds".

Current situation:

It is now two months later and the county has finally sent the letter. The county claims they have inspected our "ponds" and finds them to be unsatisfactory. The county says that the maintenance needs to be completed by August 30, 2016 and requests the HOA to provide them with a plan of action (to complete the maintenance) by July 30, 2016.

The board's plan of action is to reply with a polite letter putting the ball back in the County's court because we don't believe that the "drainage ponds" are our responsibility simply because we cannot find where they were ever permitted, actually constructed and recorded. Since the meeting a letter was sent to Dorchester County expressing our views and thoughts that the HOA is not responsible for any maintenance after reviewing pertinent information available. We, the board are sure more correspondence is to come and will take further action when that communication arrives and keep all HOA members up to date.

Financial Report:

Tom Fleming, Treasurer, was pleased to report that all homeowners are completely paid up for last year's dues. This is a major accomplishment! However, there are still many homeowners who owe for the current year. Tom also reported that Larry Stotz audited our books and everything looks just fine.

Other miscellaneous issues:

Debbie Rosier, who heads up our HOA Welcoming Committee presented us with the new welcoming package she has created for newcomers. It is a useful and practical collection of items that any new homeowner would appreciate: a sturdy cleaning bucket filled with a mini spackle kit, "moving men" furniture movers, flashlight, power strip, a bottle of Goo-gone, wall anchors, picture hanging kit, etc. Also included is a copy of the Trotters Ridge Covenants and Restrictions, and Trotters Ridge New neighbors will also be informed of a contractors list being compiled by Eileen Fleming that will be posted on the Trotters Ridge website (www.trottersridge.net) in the near future. As an added bonus, Publix has been kind enough to donate one of their reusable shopping totes filled with paper towels, glass cleaner, cleaning wipes, sponges, dish soap and some Publix coupons to all new residents.

Glenn Morgan, who has been cutting the grass in the common areas for our HOA will be moving out of Trotters Ridge shortly and will continue taking care of the grass until the fall. He doesn't have enough room to store his riding mower at his new residence, so he asked the board's permission to store his riding mower in our storage shed until the fall. The board said it will allow him to keep his mower in the shed for the time being, provided he sign off that the HOA has no liability should something happen to it while it is being stored.

Landscaping needs at the entrance to our subdivision: Gary provided quotes from two different landscaping companies that were submitted. The board decided to go with a lady named Arlene Weeks, a horticulturist, who runs 4 Seasons Horticulture. We will ask her to present us with a contract and at that time insure she meets our insurance requirements. If all parties involved agree we will set up a quarterly payment plan with her.

Eileen asked for more recommendations to add to the list of contractors that she is composing in order to help all homeowners if they need something done in their home.

The meeting concluded at 7:50 pm.