



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA Board Meeting–May 10, 2016

Board Members Present:

Bob Ingebretson, Tom Fleming, Eileen Fleming, Rick Kahn, Marion Scott, Becky Baldwin, Lori Lathom and Gary Curtis. Debbie Rosier attended as a guest to see how the board conducts meetings.

Discussion:

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

Financial Report:

Tom Fleming, Treasurer, went over the financials through April of 2016. We currently have \$16,172.49 in the bank. Year to date expenses through April are \$8,086 and YTD income totals \$7,069.00. A spreadsheet of the HOA's income and expenses report with the board meeting minutes will be shared with all HOA members.

Regarding dues, there are 5 homeowners who still owe their HOA dues for this year. Appropriate reminder letters have been sent out to the people who are behind in their payments. One homeowner is making \$25 installment payments, which is totally acceptable with the board. However, one homeowner is behind 2 years in dues and a lien has been placed upon their property. If they fall behind in another year of dues, (after this year's deadline of July 31) the HOA will begin foreclosure proceedings.

Tom wanted to point out that we have saved over 50% on our electric bill since installing the LED entrance sign lights.

Tom also said we will need our books to be audited and we will again ask Larry Stotz to do this for us, but there may not be enough time to get it done before the General Meeting in June.

Tom then brought up the proposed budget for 2016-2017. He pointed out that we will have a slight drop in expected income because the Thurman house was demolished. We now have 76 homes on 83 lots. (Unimproved lots are currently not being charged any HOA dues.) Tom also brought up some concerns about expenses next year, should we get involved in any drainage issues or foreclosure proceedings. Rick mentioned that our internet costs may go up too. On a final note with the financials, Lori agreed to design the dues reminder postcards again to be sent out in a few weeks.

Financial report was then accepted by the board.

Drainage Issues: Pecan Grove & Trotters Ridge

Bob spoke with head of the Engineering Department at Public Works-Mike Goldston. The county resealed the leaking collection box located in Jack and Helen Pollack's backyard at 3005 Trotters Club Way which may (or may not) help with some of the drainage problems in the cul-de-sac area and adjacent properties. The county would not confirm that the sink holes in their yard were due to poor drainage.

The board is still trying to obtain information regarding ownership/responsibility for the drainage ditch that exists between Pecan Grove and Trotters Ridge. Some refer to it as a "pond", but it is believed to originally have been designed as a drainage ditch. Over time that ditch had become plugged, the water diverted, and it evolved into an ineffective retention pond. According to the county, the ditch/pond is a private easement which is supposedly owned and maintained by the HOA. Marion, through her research efforts, has obtained a collection of maps, plats and documents that may suggest otherwise. All of these documents exist, however, some were never recorded with the county. The county supposedly is sending the HOA a letter detailing their inspection results of the drainage ditch between Pecan Grove and Trotters Ridge. Once the letter is received the board will review the counties findings and take appropriate action. This may include getting a legal opinion due to the disparities Marion has uncovered in the documents she has obtained. The HOA as a whole needs to consider the potential liability with the drainage ditch/ponds.

In a related issue, the county had previously said they were going to divert the drainage pipe in back of the Rodgers' property, adjacent to Rumph's Hill Creek so the water would drain into the creek more efficiently. They have since delayed that project, due to monetary constraints. The board will continue to pursue the issue until that drainage issue is completed.

Front entrance maintenance and concerns:

Carolina Green has been taking care of the landscaping needs at the entrance to our subdivision. After performing this service last fall and this spring the board believes they are too expensive and will be looking into getting quotes from other companies. Gary will head up this endeavor and review the quotes and make sure we get our monies worth.

With all of the construction for the new development going in across the street from our entrance, all the heavy equipment has been destroying the corners of our entry way and even took out a sprinkler head. Marion called the Summerville town engineer and found out that the name of the company of the initial phase of the development is Paragon and the lead engineer is Jason Bauchorn, we are now attempting to get in touch with him. Maybe we can get some reparations for the damage but it is highly unlikely since other contracting companies are bringing heavy equipment to the site and we do not know who did the damage to our sprinkler head.

Trotters Boulevard has been repaved up to Thoroughbred Court by a company called Paragon, the same company that is working in the new construction zone across the street. According to Mike Goldston the county will be patching the areas of the remaining streets and cul-de-sacs that require attention.

General Meeting is scheduled for Saturday, June 18 at 9:30 am.

The HOA General Membership Meeting will be held in the park. This is an important meeting due to it being HOA Board Member election time and there are also a lot of new people in the neighborhood so hopefully there will be a large turnout. 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 officer or board member, please contact Bob or a current board member and your name will be placed on the ballot. Brunch including donuts, bagels, orange juice and coffee will be provided

Becky will be stepping down as VP and head of the Welcoming Committee due to family commitments. Debbie Rosier has agreed to head up the Welcoming Committee and also have her name placed on the upcoming ballot for VP of the HOA. Should you see Debbie thank her for stepping up to the plate and becoming involved with the HOA.

Miscellaneous issues in subdivision:

Please pick up after your dog. Also, all dogs must be on a leash when they are off of your property.

We have yet to determine the fate of the vacant lot known as the former Thurman property in the back of the neighborhood. Currently the county still owns it, but they don't necessarily maintain it. Currently Chris Rodgers has been mowing the front of the lot, since it is adjacent to his property. Bob is going to ask Glenn Morgan, who mows all of the common areas, how much extra money he would charge to mow the front portion of that lot, so it doesn't become unsightly. With that being said, some of the vacant/unimproved lots on Thoroughbred Court have become quite the eyesore. Letters will be sent to the owners asking them to tend to their lots.

Please **SLOW DOWN** when driving through our neighborhood. Just because some of the streets have been repaved, doesn't mean you should drive fast. The speed limit is 25, but even that seems a bit too fast for our neighborhood. Bob called the county public works regarding the present speed limit signs in Trotters Ridge since the meeting and found out the lowest speed limit sign they have is 25MPH. A QUESTION FOR US ALL...Do I have to be in such a hurry to get the last few blocks home or race the first few blocks when leaving the subdivision? COULD YOU STOP QUICK ENOUGH IF SOMEONE DARTED OUT IN FRONT OF YOU! Speed limit signs indicate the maximum speed allowed NOT THE REQUIRED SPEED.

The meeting concluded at 8:05 pm.