



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

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

## HOA Board Meeting–August 27, 2018

### **Members Present:**

Bob Ingebretson, Jeff Rosier, Rick Kahn, Jim Morrison, Lisa Horan, Brad Jones, Marion Scott, Tom Fleming, Billy Long and Lori Lathom

### **Meeting called to order at 6:35 pm**

### **Board Members:**

All the new and incumbent board members are in place, but the board still needs someone to step up and take over as secretary. Lori has been taking minutes in the interim. It's great to have some new people with new ideas contributing!

### **Officers:**

Bob Ingebretson, President - 1123 Trotters Blvd  
Brad Jones, Vice President - 1115 Trotters Blvd  
Tom Fleming, Treasurer - 1131 Trotters Blvd

### **Board Members:**

Billy Long - 1013 Trotters Blvd  
Jeff Rosier - 1120 Trotters Blvd  
Rick Kahn, Website Manager - 1127 Trotters Blvd  
Jim Morrison - 1074 Trotters Blvd  
Lori Lathom - 2013 Trotters Run Road  
Lisa Horan - 3008 Trotters Club Way  
Marion Scott - 3020 Trotters Club Way

### **Financial Report:**

Tom went over the financials reviewing income, expenses as well as projected expenses for the coming year. We currently have \$25,423.55 in the bank. That may sound like a good amount of money, but once we deduct the cost of dredging Pond 1, which comes to \$13,000, that leaves us with less than \$13,000 in the bank. That amount doesn't quite cover our anticipated operating expenses for the coming year. We need to consider raising HOA dues to cover our operating and maintenance expenses. The last time HOA dues were raised was back in 2008. Since that dues increase, expenses and maintenance fees have increased, and we no longer have a reserve should an emergency come up.

Also, there are currently 9 households who still owe dues for this year. It has been suggested to impose late fees if dues have not been paid after August. We are also looking into establishing a method of paying HOA dues via credit card online to make it more convenient for everyone.

It was also suggested to possibly charge 50% of our dues rate for unimproved lots as many other subdivisions do.

Increasing dues and possible late fees will be a topic of discussion at our October General Meeting.

**Pond/Storm Water Issue:**

With the approval of the residents of Trotters Run, we have signed a contract with Cane Branch Site Construction to dredge Pond #1 while coordinating work with the county replacing a pipe that they removed a while back. The cost will be \$13,000. As of this time, we do not know exactly when work will start on this project, but it should be within the next few weeks. Pond #2 will be addressed later.

**Other Trotters Ridge Issues:**

Overnight parking on the street is **not allowed in the covenants**. This rule will start being enforced by implementing fines. So please use your driveway to avoid further aggravation.

Howell Landscaping is now mowing the front portion of Lot 26 owned by the county at the back of the subdivision (formerly the Thurmond's property). Access across that lot for pond maintenance needs to be maintained.

The shrubs at the entrance have been trimmed for better visibility pulling out of the neighborhood.

Recently neighbors witnessed a red sports car speeding through the neighborhood, almost hitting a small child. Unfortunately, it happened so quickly that a license number was not observed, and we do not know if it was a resident or not, but speeding will not be tolerated. Please slow it down for the safety of everyone. Also, please ask your guests/visitors to use common sense when driving through our neighborhood and obey the speed limit of 25 mph.

**General Meeting is scheduled for Saturday, October 15, 2018 at 11:00am in the park:**

We have lots to discuss, so please try to attend. BBQ to follow the meeting. HOA will provide hamburgers, hot dogs and brats along with soft drinks and water.

Odd numbered houses, please bring a dessert. Even numbered houses, please bring a side dish.

Meeting adjourned at 8:15 pm.