



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA General Meeting–June 16, 2018

Members Present:

Bob and Kathy Ingebretson, J.R. and Millie Rivera, Jeff and Debbie Rosier, Rick and Charlene Kahn, Lori and Mark Lathom, Larry Stotz, David Gwizdalski, Lydia Mable, Mary Jo Shields, Jim Morrison, Alek Zemczykowski, Scooter Emmons, Brett and Lisa Horan, Brad Jones, Marion and Dave Scott, Evelyn Kelly, Steve and Paula Alexander, Tom and Eileen Fleming, Jim and Donna Rook, Lin Kramer, Peter Scholz, Ron Ward, Ralph Mundell, Christine Rodgers and Jeanette Rehrig.

Introductions:

Bob Ingebretson called the meeting to order at 9:55 a.m. and asked for a motion to approve the minutes of the last meeting; the motion passed. The minutes are available on the Trotters Ridge website for members to review.

New residents and/or first-time attendees were asked to introduce themselves; Ron Ward from 1009 Thoroughbred Ct. introduced himself.

Financial Report:

Tom Fleming announced that he was accepting checks for the 2018-19 dues and was proud to report that all households paid their dues for the past year. Tom then presented the financial report through May 2018, providing a handout to all attendees to follow along. Tom reviewed income, expenses as well as projected expenses for the remainder of June. We currently have \$17,346.52 in the bank. Tom briefly discussed next year's budget and mentioned how the ponds issue could create a financial concern. The lawyer and administration fees are being budgeted at a higher cost because of the storm water issue. The storm water management budget amount cannot be determined because it is currently an unknown. It was mentioned that the dues may need to be increased in the future to cover pond maintenance cost, etc. The last time the dues were increased was in the 2008/2009 period. The financial report was approved as reported.

Pond/Storm Water Issue:

After the last meeting's vote, we hired a Storm Water Engineer, Elliott Locklair, to examine our drainage to the ponds, pond condition and submit his findings. He provided us information that we already had or knew ourselves. His suggestion to survey the pond area, calculate storm water run-off, remove silt from the ponds then re-calculate storm water run-off and provide a new plan/drawing would have cost us a huge sum of money. His services were not worth his charges and we terminated his services.

On June 12, 2018, Bob Ingebretson, Jim Morrison and Marion Scott met with Andy Shepard, (our attorney), John Frampton (Dorchester County's attorney), Jason Carraher (Director of Public Works), Mike Goldston (Deputy Director of Public Works) and Councilman Bill Hearn regarding the ponds issue. Those meeting minutes were previously emailed to everyone should anyone want more detail than what is in these minutes. We had hoped to have the county restore pond 1, replace the drainage pipe they removed and take over the drainage ditch between Trotters Ridge and Pecan Grove. We, the HOA would remove debris from Pond 2 and maintain both ponds in the future in accordance with the 1985 Coastal Council Storm Water Management Guidelines.

The county is adamant that they will only replace the pond 1 drainage pipe leaving the rest of pond 1 restoration to the HOA. Jason Carraher did suggestion we focus on only pond 1 at this time and that the county would no longer threaten to fine us \$1,000 a day for being in violation improper maintenance of the ponds.

Since we do not know if the ponds were even developed in accordance with the proposed pond development plan the county has, the board feels we need to move forward with caution. The board feels we need to proceed forward as follows:

1. Get a core sample in pond 1 to see how much silt really is in the bottom of the pond area for our own information. The county has said there is approximately 4 feet of silt.
2. Get some estimates to remove the silt, we need to determine a cost to restore pond 1. Mike Goldston had an appointment to meet with a contractor along with Bob and Jim on the morning of June 15, 2018, to get an estimate on digging out the pond, but Mike Goldston never showed up. In the interim, a few residents offered to try identifying other contractors that may be able to help the HOA. It would be beneficial if we could coordinate the silt removal with the work the counties pipe replacement. Anyone in need of some dirt please let one of the board members know.
3. After discussing the counties plan for the pipe replacement Christine Rodgers stated the county's plan may be incorrect and they may be planning to install it at the wrong elevation. Bob asked Christine to document how the original pipe was positioned and get it notarized if she could. A written statement may help us going forward.
4. Continue to negotiate with the county to accept more responsibility for the condition of pond 1.
5. We need to get this all resolved and put this pond issue behind us. The board will continue to work hard to resolve the pond issue at a minimum cost and will keep everyone informed going forward.

ARB:

Since Brad Jones is volunteering to be the new Vice President, the ARB needs someone to replace him. Scooter Emmons volunteered for the position. Also, the new ARB form needs a little tweaking and once that happens it will be accessible online through our website. Also, be sure to get permission from the HOA for required property changes prior hiring a contractor and setting a start date.

Other Trotters Ridge Issues:

Parking on the grass beside your house, in front of your house or beside the driveway is NOT allowed by the covenants and needs to be addressed. It was also pointed out that parking on lawns is even more offensive than parking on the street. Please read and obey the covenants! Everyone should have received a copy of the covenants in the mail plus a copy is on our website at www.trottersridge.net.

Reminder: All residents need to keep curb areas clear so that debris does not clog our storm water drains. Please advise any landscaping/lawn services to do the same.

Street signs still need to be painted but since we have bigger fish to fry, that project is going to be placed on the back burner for now. We have also decided not to waste money on re-sodding the front entrance.

The board will contact Howell Landscaping to mow the front portion of Lot 26 at the back of the subdivision (formerly the Thurmond's property). Access across that lot for pond maintenance needs to be maintained.

The Welcoming Committee (Debbie Rosier and Eileen Fleming) is up to date on welcoming all new residents into the neighborhood.

Tom Fleming thanked Larry Stotz for auditing our books again. Larry will no longer be able to do the audit, so Tom asked for a volunteer to take over. Paula Alexander, a retired bookkeeper, was kind enough to volunteer.

Pet owners are asked to be sure to pick up after your pets. Other homeowner's property, vacant lots and park are not a big outdoor bathroom where you do not have to pick up after your pet.

Christine Rodgers has offered to become the Trotters Ridge Facebook editor; Facebook can be accessed from the Trotters Ridge Website. Just remember no business request to the Architectural Review Board or HOA will be excepted via Facebook. Facebook is only for social media.

Elections/New Board Members and Officers:

Ballots were passed out and returned. The new HOA Board consists of the following:

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](#)

Lisa Horan - [3008 Trotters Club Way](#)

Marion Scott - [3020 Trotters Club Way](#)

Meeting adjourned at 11:05 a.m.

HAPPENINGS SINCE THE MEETING

On 6-20-18 Bob Ingebretson and Jim Morrison met with Mike Goldston (Dorchester County Public Works), Kacy Byrd (Dorchester County Storm Water Engineer and David Ellis (Cane Branch Site Construction) at Pond 1. The purpose of the site inspection was for Mike Goldston to show David Ellis pond 1 for a cost quote to replace the drainage pipe and ask him for a quote for us for silt removal. During the site visit with Mike Goldston and David Ellis the following was discussed (nothing in writing yet):

1. The county will put in a 24-inch drainage pipe at the pond 4-foot drainage level.
2. Mike Goldston will email me a copy of the survey they completed in the pond area.
3. The county will survey the area again and mark property boundaries and install an elevation marker for future pond silt removal.
4. David Ellis will write up an estimate to the HOA for silt removal. Mike Goldston did stress to David Ellis we did not want to disturb trees on the banks and only remove enough silt to make the pond functional.
5. Although everyone agrees that the focus right now should be on pond 1 we did go by pond 2. After walking the area David Ellis told Mike Goldston we would be better off getting a smaller company to just remove the debris from pond 2.
6. David Ellis mentioned that there may not be as much silt in pond 1 as the county had told us and he would only remove silt, and not dig down into any clay.

The evening of 6-21-18 Tom Fleming, Jim Morrison and Bob Ingebretson met with Ron Ward (Trotters Ridge) and George McLeod from Insight Environmental. Ron Ward thought George McLeod might be able to help regarding our pond 1 issue. After discussing our issue George McLeod felt we, the HOA, would be better off not using his services at this time. His suggestion is to get the counties survey results and silt removal estimate from Cane Branch Site Construction then if we felt we needed a core sample or additional consultation we could contact him. George will also try identifying some other companies that we could contact for an estimate for the silt removal from pond 1.