



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

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

## HOA General Meeting—October 13, 2018

### **Members Present:**

Bob and Kathy Ingebretson, J.R. and Millie Rivera, Rick, Charlene and Doug Kahn, Lori and Mark Lathom, Lydia Mable, Jim and Gay Morrison, Scooter and Dianna Emmons, Brett and Lisa Horan, Brad Jones, Marion Scott, Evelyn Kelly, Steve and Paula Alexander, Tom and Eileen Fleming, Joan and Bob Carrell, Courtney Briggs, Janis and Thomas Orshal, Ernest (Woody) Roberson, Ralph Mundell, Linette Henderson Foster, Diana Hall, Kandace Masula, and Terri and Billy Long.

### **Introductions:**

Bob Ingebretson called the meeting to order at 11:10 a.m.

New residents and/or first-time attendees were asked to introduce themselves; Ned and Lynette Foster (1053 Trotters Blvd.), Courtney Briggs, her daughter, Mikayla, as well as Courtney's mother (1111 Trotters Blvd.). They were welcomed with a round of applause.

Bob asked to make sure everyone has their correct/updated emails on file with the HOA.

He then asked for a motion to approve the minutes of the last general meeting back in June; the motion passed. The minutes are available on the Trotters Ridge website for members to review.

### **Financial Report:**

Tom Fleming presented the financial report through September 2018, providing a handout to all attendees to follow along. Tom reviewed income, expenses as well as projected expenses. He explained that we ended up with a deficit of \$2,582.70 for 2017/18 and we have an anticipated deficit of \$6,675.15 for 2018/19. We currently have \$25,556.72 in the bank. That may sound like a substantial amount of money, but Tom explained that our budgeted expenses come to \$13,125 and that **does not** include the \$13,000 we will be paying for the clean-up of Pond 1.

Tom also reported that all homeowners are up to date on their dues, except for one household—impressive! Tom thanked Paula Alexander for auditing the books and said that anyone can look at the books at any time.

The financial report was approved. Bob thanked Tom for his efforts getting collections under control.

### **Dues Increase and related discussions:**

According to the By-Laws, the HOA board has the authority to raise the yearly homeowners' dues if deemed necessary. Based on Tom's financial report, it is certainly necessary. Our annual normal expenses for last year and this year have/will exceed our income and we have basically no reserve fund to cover unplanned future costs. Our current reserve will be used up to pay for the clean-up of Pond 1. Therefore, annual dues will be raised from \$150 a year to \$200 a year effective 1 July 2019. An increase of \$50 a year per household. This will increase our annual income from \$11,400 to \$15,200.

There was also a discussion and vote requested, and passed by majority vote, to charge a late fee if dues are not paid within 60 days after the dues due date of July 31<sup>st</sup>. In accordance with our Constitution and By-Laws a 365-day grace period is required to make this change. This change becomes effect 1 October 2019. If dues have not been paid by 1 October 2019, a \$5.00 late fee will be added every month that dues are not paid. It was also agreed, and passed by majority vote, that a lien would be placed on a property once the homeowner owes \$400. An addition \$100.00 charge for administrative costs to place the lien will be added to the \$400.00.

One homeowner suggested charging 50% dues (\$100) for unimproved lots as a good way to increase revenue. This change to how we presently charge dues would involve making changes to the Trotters Ridge Constitution and By-Laws. After much discussion, a vote was requested, and the majority voted against this idea.

### **Pond Clean-up:**

Bob spoke with the contractor who will be cleaning up Pond 1 for us and it'll be about 3-4 more weeks before work begins. Bob cautioned everyone about having to deal with the clean-up of Pond 2 once this job (Pond 1) has been completed. We are hoping to keep costs low on Pond 2 clean up.

### **Parking:**

Overnight parking on the street in front of your house or beside the driveway is NOT allowed and has been broached to enforce/address this issue. A few residents expressed concerns about this rule being enforced. They claim they have no choice but to park on the street. Much discussion took place on this subject. One resident said if the parking issue is going to be strictly enforced, then all other rules need to be enforced as well. Bob explained that the HOA Board doesn't want to become a gestapo and have to police everybody and pick on every little thing. More than anything, parking on the street can be a safety issue. By law a 20-foot street right of way must be maintained for emergency vehicles. After much discussion the parking issue was tabled to allow board members a chance to discuss this issue further.

### **PLEASE...keep curbs clear of debris.**

All residents need to keep curb areas in front of their residence clear so that debris does not clog our storm water drains. Also, please advise any landscaping/lawn services to do the same. A resident pointed out that lawn debris on the street in front of residences is also a safety issue, especially to motorcycles, as well as a drainage issue.

### **Landscaping Contract**

A vote was requested and passed to renew Howell Landscaping's contract for next year. They will also take over hedge trimming, weeding and flower planting at the front entrance, previously done by Arlene Weeks. This will save the HOA a considerable amount of money.

### **Welcoming Committee**

Eileen Fleming says we are all up to date with welcoming new families that have recently moved in to the neighborhood. Charlene Kahn offered her assistance if she ever needs any help.

### **Architectural Review Board (ARB)**

JR Rivera (1106 Trotters Blvd.) is the ARB Chairman. He introduced himself and mentioned that all requests go through the ARB first and then on to the HOA Board for final approval. Please fill out a request form that can be found on our website, [trottersridge.net](http://trottersridge.net).

### **Other Issues:**

A complaint was raised about one household possibly running a business out of their house—so many cars, trucks and people in and out during the day. The homeowner will be contacted.

A complaint was raised about poor road conditions and pot holes in the subdivision. Dorchester County Public Works will be contacted.

A question was asked about where to find the list of recommended contractors on our website...it is found in the Community Links Section on the Trotters Ridge Website.

June is election time for the HOA. Bob encouraged everyone to consider becoming an officer or board member, as present members have been serving for several years. Bob needs to know of anyone interested prior to the June meeting. Bob stated he will no longer serve as President after this year and we need someone to step up. We run the risk of having to turn the HOA over to an outside management company. Please think about joining!

The meeting was adjourned at 12:10 p.m. with thanks to those who attended. A cookout followed and a special thanks needs to go out to Rick and Douglas Kahn for grilling some great hamburgers, hot dogs and brats. Also, the board would like to thank all the members who provided side dishes and desserts for the cookout; they were delicious.