



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

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

## HOA General Meeting—June 15, 2019

### **Members Present:**

Bob & Kathy Ingebretson, J.R. Rivera, Rick & Charlene Kahn, Lori & Mark Lathom, Lydia Mable, Jim Morrison, Scooter & Diana Emmons, Brett & Lisa Horan, Brad & Carolyn Jones, Marion Scott, Evelyn Kelly, Steve & Paula Alexander, Tom & Eileen Fleming, Joan & Bob Correll, Ryan Briggs, Janis & Thomas Orshal, Linette Henderson Foster, Diana Hall, Terri & Billy Long, Danny & Kathy Starkey, Michael & Mary Jo Shields, Jeff & Debbie Rosier, Larry Stotz, George & Cindy Lovell, Alec & Elizabeth Zemczykowski, Ralph & Margie Mundell, Patricia Gianakouros, Vicky & Woody Roberson, Edward Turnbull, Joel & Stephanie LaPointe, Jim & Donna Rook, Chris & Christine Rodgers, Angela Brown, Jeff & Jeanette Rehrig, and Lois Mettler.

### **Introductions:**

Bob Ingebretson called the meeting to order at 9:50 a.m.

New residents and/or first-time attendees were asked to introduce themselves. 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 October; 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 June 2019, providing a handout to all attendees to follow along. He was happy to report that 100% of all homeowners' dues were paid for 2018/2019. Tom reviewed income, expenses as well as projected expenses and the proposed budget for 2019/2020. We currently have \$21,265.98 in the bank. He explained that we were able to keep our expenses down tremendously this year. Maintenance fees were down, as well as the lawyer and administrative fees. However we do have huge (one-time) expenses coming up with the clean out of Pond 1 and clean up of Pond 2 (after the first pond is taken care of.) The clean out of Pond 1 will cost \$13,000 and we have received one estimate for the clean up of Pond 2 at approximately \$5,500. Every year moving forward we need to anticipate maintenance fees for the ponds. When all expenses are paid for, that will leave us with only \$5,365.83 in the bank. Tom also announced that he will be stepping down as Treasurer.

The financial report was accepted as presented.

### **Storm Water Remediation: Pond 1**

Brad Jones spoke with the contractor who will be cleaning up Pond 1 for us and they reported that they would be starting work around June 24 and they should finish the work by mid-July. The plan changed a bit and both the county and contractor agree that instead of just dredging Pond 1, they are going to turn it into a dry pond and drain pipes will funnel excess water into the creek. The advantage of a dry pond allows the water to drain out and helps with mosquito control. It should be easier to maintain moving forward. The fact that less dredging will be done may affect the plan to use the excess silt and soil to create berms in the Gianakouros's yard as originally anticipated.

### **Pond 2**

We received one estimate on the clean up of Pond 2 coming in at \$5,500. This is mainly for clean up, no dredging. We need to get a few more estimates to compare and contrast. We will also need to get the county's approval for the clean up plan. Please keep in mind that the county is coming down hard forcing us to get our things in order because FEMA is pressuring them.

## **Welcoming Committee**

Eileen and Debbie say we are all up to date with welcoming new families that have recently moved in to the neighborhood.

## **Other Issues:**

### **Converting our street lights to LED.**

Jeff Rehrig spoke with Dominion Energy about converting our street lights to LED. There are no costs available yet to do this. They mentioned something about it possibly costing the HOA 1.9% of the cost of the estimate instead of our regular charges—not really sure what that means. Dominion would handle the conversion. Tom mentioned that when we converted our lighting at the entrance to the neighborhood to LED, our costs were cut in half. Therefore we would like to pursue this endeavor and everyone voted in favor of Jeff following up on this.

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

JR Rivera has been the ARB Chairman, but he will be moving away. So J.R. will be stepping down and Jeff Rehrig volunteered to take his place. Please utilize the website guidelines for filing requests.

### **Election Time**

Bob is also moving away and will be stepping down as President. Brad Jones, the current VP is willing to step up and run for President. We also need a new Vice President, Secretary and Treasurer (Lois Mettler had expressed interest in taking over for the Treasurer's position). We run the risk of having to turn the HOA over to an outside management company if we can't get new people to get involved.

With that being said, Lisa Horan researched quite a few HOA management companies to determine what they can provide as well as how they charge. She discovered that basically, we are too small of a neighborhood to be able to justify/afford hiring outside help. When she asked one property manager if he had any recommendations, he replied, "I don't know a single management company I'd stake my reputation on". It was also mentioned that violations and fees financially benefit the management company, not the HOA.

The idea of an outside management company sparked some residents to volunteer/run for the board. Ballots were passed out and everyone voted.

Our new board is as follows:

President- Brad Jones

Vice President- Mike Shields

Treasurer- Lois Mettler

Secretary- Jeanette Rehrig

Board Members: Jim Morrison, Marion Scott, Billy Long and Jeff Rosier

Bob urged everyone to just pay attention to the covenants. We do have a recorded document with the county that states all of the fines for the different offenses/violations. It is posted on our website, along with all of the restrictions and covenants. The HOA board has been reluctant to enforce some of the rules, but these rules are necessary to maintain property values. Bob also suggested the importance of neighbor-to-neighbor resolution of issues before going to the board to lodge a complaint.

### **Other miscellany:**

Parking issues: no parking on the street overnight. No parking on lawns.

Please pick up after your dog.

Check insurance policies and their coverage (or exemptions) regarding certain dog breeds.

A big thank you went out to Bob for all that he has done as President over the years.

The meeting was adjourned at 10:50 a.m. with thanks to those who attended. It was a fantastic turnout. After the meeting was adjourned everyone took turns introducing themselves, stating their address and how long they have lived in Trotters Ridge.