

**PO Box 80806**

**Charleston, SC 29416**

**Board Meeting Minutes November 22, 2021 6:30PM Attendees: 4**

**Zoom Attendees: 2**

* **Welcome:**
	+ Meeting held at the Clubhouse
	+ Board Members Present: Timothy Mattke; Samantha Durham; Sandy Rice; Doug Holladay
	+ Minutes from October approved
* **Neighborhood Participation:**
	+ Lane Boris has volunteered to clean up the front entrance with her sons’ help. They would like to work to remove all the dead tree branches and vines. They would like to research the process of painting the community sign in the future. Board members approved her beginning this work.

**Committee Reports:**

* **Landscape**
	+ - Landscaping contract for 2022 – bidding was open and (3) bids received. The current contractor, Rather Fish Lawns, met with Tim, Sandy, and Samantha and walked the property. The Board has voted to sign a renewed contract with Rather Fish for the year of 2022
* **Safety & Livability Committee**
	+ - The city has requested instead of re-lamping the street lights, that we changed out the high-pressure sodium fixtures (yellow-orange light) to a metal halide version (bright white light). All city owned lights have been completed and upgraded to the metal halide at this time. The ones left burning the yellow-orange color are the HOA owned ones and a proposal has been received from Dominion on the costs to have those changed as well. The Board will be holding on deciding how to proceed until after the holiday season passes.
		- Damaged light pole near the clubhouse has been addressed by the food truck owner. The truck had no damage as it only lightly tapped the pole causing it to fall. Repair costs has been requested from Dominion by Samantha. Board members to take a look at the area and voice opinions on the idea of not replacing that one pole. This will be on hold until after the holiday season. The Board will review such come 2022.
* **Community Imitative Team**
	+ - Spoke with the resident, Ashley, last weekend. Timothy had help and was able to remove all the damaged HOA fencing on Garden Creek from the fallen tree. Ashley installed a temporary wired fence while she is in the process of collecting bids to have the fence replaced. Once the bids are collected, she will bring them to the Board and seek guidance on such. The wired fencing is not approved and will not be in place permanently
		- The community has had volunteers requesting permission to install a three or four-hole disc golf amenity on the HOA common areas. They will provide a plat/drawing of the proposed locations. All material and labor will be provided for free with help of the volunteers. Board approved
* **Social Committee**
	+ - Holiday events for 2021 were discussed but are in need of volunteers to coordinate such. Samantha to ask Jade is she’s interested in coordinating the parade. Mention of a firepit gathering with smores alongside a food truck. The Board will work on such ideas but makes no promise of such for this holiday season
* **Pool & Clubhouse Committee**
	+ - A bid for the stucco repair of the holes left from the removed shutters has been reviewed and approved.
		- Doug to work on making sure the new Termite Bond is in place once the Clubhouse stucco repairs have been completed.
		- Idea of transitioning the volleyball court area into a fire pit/adult area was discussed and approved. A budget of $300 was approved to be completed in 2021. This is to cover the costs of the stone and Timothy will volunteer the labor portion of the project. Residents would have to pick up their own trash and provide their own firewood. This amenity would be available for all residents to use and provide a gathering area for all social events. Signs will be posted 10-15 feet of the firepit listing all rules.
* **ARB Committee**
	+ (4) Request for Approvals submitted in Oct.-Nov. (Tree removal; Generac generator; replacing front door; trash can partition)
	+ (9) Violation Letters Mailed out 11/10/21 from October violations. The next batch will be sent out on 12/10/21.
	+ (4) accounts currently have recently posted ARB Fines to date and (3) still have not responded. They are currently all still in violation.
* **Miscellaneous Business:**
	+ Annual meeting scheduled for Tuesday, 11/30/21 at 6:30PM
	+ No December HOA Board meeting will be held

**Adjourned 7:50PM**