

**PO Box 80806**

**Charleston, SC 29416**

**Board Meeting Minutes August 23, 2021 6:30PM Attendees: 8**

**Zoom Attendees: 1**

* **Welcome:**
  + Meeting held at the Clubhouse as well as Zoom
  + Board Members Present: Timothy Mattke; Samantha Durham; Sandy Rice; Doug Holladay
  + No Minutes from July as no meeting was held
* **Neighborhood Participation:**
  + Resident (Carol Courvoisie) at 2776 Flower Creek Way present to discuss a letter the Board sent out in July regarding the fallen tree on her property which damaged a large section of HOA fencing back in June 2021. Carol feels that the letter was not written in good faith as she has completed her obligation via State law. She reached out via email such letter but never received a response from any Board member. Timothy explained how the letter sent was a way to begin communication between her and the Board as well as a genuine attempt to make sure all was okay on her end.
    - Timothy presented the fact that the tree was already in bad condition and the due to lack of maintenance on the home owner’s part caused the effect of the tree falling during a rain storm. Carol disagrees with these statements and however Timothy declares that she told him the tree was rotten which caused it to fall. During the meeting Carol claims the tree was not rotten however she did have plans of removing it for years simply due to the fact of not being able to grow grass within the backyard.
    - Carol’s sister was present and lives at 2707 Wild Flower. She added the fact that Carol’s homeowner’s insurance company declared it was an “Act of God”. She stated the tree indeed had green growth on it and the fell due to the heavy rainstorm experienced that day.
    - Samantha stated that the tree was very old and show definite signs of leaning at a very dangerous angle. Regardless, Carol claims the tree was present during hurricane Hugo and began to lean from that particular storm. Samantha asked how she felt regarding who should be responsible for the costs to repair the HOA fencing that was damaged behind her property. Carol feels as the HOA should cover the repair and/or replacement of the fencing at 100% costs as she’s already spent over $1k in the cleanup process. However, the Board confirmed the fact that the Covenants do not require the HOA to replace the fence and there is a chance the fence will only be removed and not replaced.
    - Timothy presents the idea that the act of negligence (not having the “rotten” tree removed prior to it falling) should be presented along with photos to her homeowners insurance company via the Board. Carol does not want to go that route as it may increase her rates. Doug as well suggests the Board contact USAA Insurance Company and discuss options with them as Timothy and Doug both have years of insurance experience.
    - Timothy asked to gained access to the property to take a look at the fencing to see if he’d be able to temporarily repair it or remove it all together. Consideration of the high lumber prices will play a part in the final decision. He will also take a look at the damaged Magnolia tree during that walkthrough.
    - Carol agreed to the discussed options and is willing to meet on her property and see what can be done. She will email some dates over to the CWCA email as well as her insurance’s contact information and claim number.
* **Committee Reports:**
* **Landscape** 
  + - Next bushhogging to be schedule around Labor Day. *Doug made a motion to accept. Samantha seconded it. Approved.*
    - Timothy has finished trimming the trees on Garden Creek and Glendale. Sandy to call the city and see if she could possibly talk the City into coming to pick up the limbs in a timely manner.
    - Current landscapers need to address the powerline areas/Garden Creek areas. Kayce to mention this to Joe with Rather Fish.
* **Safety & Livability Committee**
  + - No new updated on the street lighting proposals. Samantha has continued to email for an update and will hopefully have one come next meeting.
    - Connor’s Tree Service will begin work on 9/13 in the Winding Park area. Samantha will send out an email blast warning all residents to stay clear for safety concerns.
* **Community Imitative Team**
  + - 2008 Wild Flower fencing issue –Timothy removed the sections of fencing lying on the ground; cleaned up the area; and leaving as is for now due to lumber price.
    - Timothy took a look at the fence that backs up to the Garden Creek HOA area from the resident’s home (Fox Lake). Timothy said the fence is not in bad enough condition to repair right now. He was to visit the resident and explain the situation but hasn’t had time so Samantha will text the resident with the update.
* **Social Committee**
  + - Welcome baskets delivered within community – up to date on all new residents
    - Samantha has organized the Food Truck event 9/25 & 10/2 and will check with Marissa Reilly in the future to coordinate the parking lot needs and Clubhouse rentals.
* **Pool & Clubhouse Committee**
  + - Fecal contamination invoice reviewed by the Board and approved. Costs will be paid by the HOA budgeted monies.
    - Bulbs on the tennis courts need to be replaced. Doug to ask Sue to forward him the proposals so it can be discussed at the next meeting.
    - Doug to work on making sure the new Termite Bond is in place as the Clubhouse repairs have been completed.
* **ARB Committee** 
  + (1) Request for Approvals submitted in July.
  + (28) Violation Letters Mailed out 8/10/21 from July violations. The next batch will be sent out on 9/10/21.
  + (4) accounts currently have recently posted ARB Fines to date and (2) still have not responded. They are currently all still in violation.
  + Email Blast to be sent out regarding trash cans and recycling containers stored in sight.
* **Miscellaneous Business:**
  + Fourth Quarter Regime statements to hit the mail on 10/1/21
  + Budget Meeting scheduled for the end of September the hour before the HOA Meeting will begin.
  + Kayce to ask Marcus if he’d be interested in collecting landscape bids to compare during the budget meeting. To include the current landscaper. Timothy will forward the proposed new landscape map to assist all bidders.
  + Old Facebook page needs to be reported/removed. Timothy will submit a complaint to the Real Estate Commission and Samantha will continue to post an update on the page so neighbors know it is not the most current page.

**Adjourned 8:08PM**