

Minutes from 7/19/10 Board Meeting

All Present

- The minutes from June were approved
- Kris announces that she and Alison H completed getting all petitions necessary for the loan to fix the pool
- Doug B discussed his desire for Deb Inman to handle all regime fee issues/payments
 - Barbara is to work on guidelines for delinquent payments & will e-mail to everybody for approval
 - MOTION by Doug H, 2nd by Sue; APPROVED
- Private conference with homeowner Chris Thomas. Details not published in minutes.
- ARC fee discussion led to the idea of a increasing fee based on ignorance of letters and violations
 - It was agreed that the ARC fining system needs re-designed
- Resident Robert Beechler brought up a few of his issues:
 - He opposes the lack of fencing options
 - He thinks that boats should be allowed (visibly) on properties
 - He wonders why nobody has ever given him a pool pass
- Irrigation
 - The front electricity will be repaired on 7/20
 - Then Piedmont will fix the clock & irrigation in the front of the neighborhood asap
 - Kris is to make sure the dead bushes on berms are removed asap
 - Piedmont is still struggling with permit for the right-of-way area
 - Kris to call her contact (John) at SCE&G about getting a permit
 - Bush hogging is to be done this week
- The Lake Myrtle sign is still being worked on by Barbara. She is having to use a lot of Bondo to repair the rot areas. It will take a few weeks longer before that sign can be re-hung.
- Clubhouse
 - The clubhouse needs cleaned quarterly
 - The lower half of the walls need re-painted
 - Robert Beechler offered to paint for a reduction in fine charges
 - Mike C wants to saw off the limb by the clubhouse roof & remove the tree by the bike rack. Approved. Doug B will help remove the pieces to the road for removal.
 - The stucco quote from Sue was 14k for entire re-do & repairs & paint
 - Sue to get a quote on crack repair only
 - Alison to get quote to have chain link fence repaired. We will be going forward with the repair.
- Pool
 - At the next Pool Committee meeting, Sue has a list of issues with pool attendants that will be discussed with all present
 - DHEC requires only a wired phone. We have that.
 - Security Guard Rule: the Pool Committee proposes an 11pm mandatory party end time and to waive the security guard requirement

- MOTION by Barbara, 2nd Doug H, then AMMENDED to include that if police are called on an event, that clubhouse renter will be required to have a security guard at the entirety of all future parties. APPROVED
- The pool committee will decide if the bike rack should be moved from in front of the clubhouse to the back, in visible range of the pool.

MOTION for Board to meet again on 7/26 at 6:30pm to continue discussions; APPROVED
 ADJOURNED @ 9:30pm

Minutes from 7/25 continuation of Board Meeting
All present

- Ty (Atkinson Pools) is present to give us a summary of what he wants to do to the pool as part of the re-do.
 - Remove the deck
 - Eliminate the kiddie pool
 - Drain pool and repair cracks in shell
 - Refinish shell w/ aggregate coating
 - Switch system to saline from chlorine

RECOMMENDS:

- Get both bulkhead fittings fixed
- Create ventilation in pump room with a large exhaust fan
- We need 2 multiport valves
- All 6 skimmers need replaced (up to \$1600 each, poss \$900.)
- Hollow spots in plaster might be an extra cost
- He will get s a final quote with in 2 weeks so we can decide on loan amount
- Whole project to last 1 month; Must be done before temps get too low (you can't pour concrete or plaster under 50 degrees)
- We have a 1 year craftsmanship & delamination warranty
- 3 year cell warranty
- 5 year warranty on cat controller
- the deck floors will be core tested as part of this re-do
- we need to remove the trees by the pool
 - Kris to get quotes
- Tennis courts repair is projected to cost \$13,400.
 - Signage by courts?
 - We need new locks/gates at courts
 - Can we begin court repairs when it is this hot?
 - Doug B wants to take tennis courts repair funds out of savings
 - Doug H wants it out of the 50K
 - Our approved loan would be a 15 year loan
 - Barbara wants Doug B to meet with Wachovia officer to discuss loan to affirm that we can afford the debt
 - Doug B wants to make sure that the loan is a fixed rate

- The Board will meet with tennis repair guy on Wednesday at 9am to hear his plan.
- Key Code System
 - The Board would like to talk with Boards that have pools with no attendants to see what the issues are
 - With a key code system, we would need a new (higher?) fence, internet for the key system, possibly video cameras (\$1800-ish), and an iron gate (Sue had a quote at \$1285).
 - We agreed that we are in an information-gathering phase on this idea, and will discuss further at future meetings
- ARC Policy
 - Doug B wants an escalating fine system
 - \$50/week for 1st month, \$100/week for 2nd month BOTH WITH CERTIFIED LETTERS SENT
 - after 60 days, \$25/day
 - Those numbers were just to get conversation started
 - Mike C mentioned that if you have to front money to make the “fined” repairs, we should have a different (less-costly) tier of fines.
 - In all letters sent to ARC violators, we need to include a schedule of charges plainly stating what the charges will be should the violator ignore the letters.
 - MOTION by Barbara that Doug B.
 - 1. create a prototype of 1st ARC letter to be sent
 - 2. create a prototype of the 2nd ARC letter to be sent
 - 3. list the proposed protocol changes for the ARC
 - when this is complete, we will follow up with a meeting with the ARC
 - APPROVED
- One-Time Billing
 - This payment could be charged to credit card through paypal
 - Could March 30th be the due date and not at the beginning of the new year?
 - The next community letter goes out in Sept so we need to decide by then.
 - This would save us a lot in mailings (cost & labor)

ADJOURNED 8:55pm

Discussions remaining for next Board meeting:

- Fence regulations
- 10 Commandments for Board
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