

Sandy Creek Cove HOA Annual Meeting

Wednesday, June 6, 2018 at 7:00 PM

AGENDA

- Welcome and Introduction
- Verification of attendance / proxy to ensure a quorum is present
- Overview of Board activities for the past year
- Financial Report
- Election of Board members
- Discuss HOA Committees
- Open Discussion
- Adjournment

Welcome

The Annual Meeting of the Sandy Creek Cove HOA was held on Wednesday, June 6, 2018, at 7 PM in the Amelia Way cul-de-sac. The SCC HOA Board members in attendance were President Chris Alexander, and Secretary James Nettles Jr. The Treasurer/ VP, Sherry Garrett, could not attend this meeting due to a scheduling conflict. Chris called this meeting to order.

Verification of a quorum

The HOA Board members ensured that all HOA members in attendance received a copy of the financial report, signed in, and that the proxy votes were registered. The Board verified that a quorum was present to continue the meeting, and conduct any business. There were 29 out of 45 properties represented, 64%. A resident did ask a quick question to see if the Notice of Waiver was actually needed, since the originally scheduled meeting was a rain out and was simply rescheduled. James stated that the Board thought that way too, but wanted to cover all of the bases.

Introduction & past year activities

Chris welcomed everyone, and thanked them for their attendance at this meeting. He then encouraged those present to sign up for the various committees to help support the neighborhood HOA. He also thanked all of the committees for their volunteering in the past year.

Chris thanked Jeff Sligar for using his time to maintain the HOA website, and for posting current information. He also told him that his work is very much appreciated by the Board.

The new residents, David & Laura Dickerson, were mentioned but they were not present at this meeting. They moved into a house in the upper part of the subdivision recently. The Social Committee did make contact with them after they moved in.

The HOA Board ensured that the entrance was neat and tidy. The winter plants were put in for the fall and winter last year. They were replaced recently with summer plants that should be colorful and hardy for the full sun. The Board rechecked the pricing for the contracted landscape maintenance, and decided to stay with the current company.

A few light bulbs inside of the spotlights on the ground were replaced at the entrance. The banner for the residents that graduated from high school and college was ordered, picked up from the awards shop, and hung at the entrance by the Board members.

Financial Report

Chris went over the financial report, and presented the Fiscal Year 2018-2019 budget. The dues will stay at \$200 for the upcoming budget. He also explained that there is a budget surplus, and that the Board believes that this is good for any unseen future spending that the HOA might incur. A resident asked a question about what this surplus might be used for. One answer given was if a lawyer was needed for any reason, and another example was if any of the entrance signs were damaged and the insurance copay had to be paid to start the repairs. A surplus would definitely be a plus in the HOA's favor in any event.

Open discussion

A resident asked about the amount of money used to maintain the plantings at the entrance. Chris explained that since the Board researched pricing from different landscapers, that the money spent having a company take care of planting the flowers for the different seasons made sense, and that it was easier than trying to plan on having the Landscape Committee come together at a certain day and time, since everyone has a different schedule. Another resident asked if there was a limit to the amount that the Board could spend on the entrance. The answer was that the Board had the discretion to spend the money as needed for the HOA's property improvement and maintenance.

A resident asked about the storm water issue from a couple of years ago, when a homeowner from outside of our subdivision complained about storm water from the subdivision draining into his yard and garden, mainly during a downpour. The resident wanted to know what happened with that problem, and was the person complaining, Lanny Myers, ever notified by the Board or the county. They also asked if the roads would be paved soon. James explained that he contacted Tyler in the Storm Water department, and Tyler did ask the person that deals with roads where our HOA was in regards to getting the final paving from the initial building process. He stated that when this subdivision was completed, the developer didn't finish payment to

receive that final pave. This places our subdivision towards the bottom of the list unless the road is considered, after an inspection, to really need it. James explained that Tyler did come out the next day and looked over any possible drainage problems that he could see. He stated that he didn't find any. The upper end subdivision sits higher than those properties outside of it, so the water would probably go over wherever it can during a downpour or substantial rain event. He did say that there were some rims or tires in the back of one of the HOA resident's garage, but the water appear to go around them. He said that it wouldn't hurt to move those tires out of the way, but that's not the problem. His opinion is that the subdivision is not doing anything wrong that he can see. Chris stated that he didn't know if the county let the Myers know what they found or not, but that the Board didn't make any further contact about it.

Chris asked about cutting down the small pine trees along Sandy Creek Road, before they start to grow too large and possibly have a road blockage or knock power wires down if they are blown over in a storm. Some neighbors that live on those properties stated that some of the plants and trees were fine the way that they are now. A couple of others stated that they wouldn't mind cutting some of the trees and wild grass and weeds, but that their lawnmowers couldn't do it. They asked if that something that the HOA is supposed to do, Chris answered no. One of those residents stated that it was originally left alone for privacy, but did notice what looked like a disease or something starting on a couple of other trees in the same area, on various properties. Chris will talk to individual owners if he decides to still cut the small pine trees.

A resident brought to our attention that one of the subdivisions rose bushes at the entrance was blocking the view. She stated that it was when you are coming out of the entrance of the lower part of the subdivision, on the right. A neighbor that lives on that corner stated that he spoke to the landscapers when they were trimming around over there, and asked them to trim it a little more. The first resident also stated that there is a bush on the same road at the corner of BHL. That bush is not owned by the subdivision, but it was large enough to block the view of some. Chris stated that he would consider sending an email message about it if it gets any larger.

Hanging of the Christmas ornaments were mentioned by Chris, and that if the residents want them hung, we will need to get a landscape company that is insured to hang them. The Christmas lights can be taken care of by the Landscape Committee.

Election of Board Members

The first nomination was for Jeff Sligar to join the Board. Everyone in attendance approved unanimously. Next was the renomination of Chris Alexander to the Board. Everyone in attendance approved unanimously. James Nettles Jr., was not seeking renomination to the Board due to medical reasons. Also, there is still an opening for a fourth person that was not filled before. This Board has to have at least 3 members, and it does have three. The new Sandy Creek Cove HOA Board members starting July 1, 2018 are:

1. Chris Alexander

2. Sherry Garrett
3. Jeff Sligar

Committees

Chris mentioned the different committees and thanked those members for their participation. He also mentioned that the Board was sorry for not fully utilizing the committees for different things, like the Landscape Committee for advice at the entrance, and the Social Committee when a new homeowner moves in. He stated that the Board will try to do a better job if it is lacking in communicating with them. A Social Committee member wanted to know if they were budgeted the same amount as the previous year. The answer was yes.

A neighbor asked where was the annual mulch in the budget. Chris and James stated that they didn't know that mulch was done annually, but as needed at the entrances. Chris stated that the budget could be adjusted if it needs to be, to reflect having mulch every year. A couple of the residents that did it in the past stated that they didn't remember if it was done every year or not. Someone also brought up about making sure that the landscapers weed the plant bed. Chris explained that there were two different groups from the same company. One group does the trees and weeding, the other group cuts the grass.

The Board decided that the lighting on the ground at the entrances should be replaced with LED lighting, some wired to a timer and some solar. The cost will be approximately \$400 or so. Someone asked why not go all solar LED. Chris and others explained that those lights might not stay on as long as we would like, and might not come on at all if there hasn't been enough sun. A question was asked if there was a spending limit on the lights, another question was were we voting on this. The answer to both was no.

Chris asked if there were any other questions, and there were not.

THE MEETING IS ADJOURNED

Respectfully Submitted,



James Nettles Jr.

Secretary