

Summer Trace Annual Homeowners HOA Meeting

November 14, 2020, 1:00pm

Yard at 115 Willowbend Lane

1. Call to Order
 - a. Sign in sheet provided and attached.
 - b. Proof of notice was made available.
 - i. Don explained that the Board members are volunteers and do not get compensated for their time and pay the same annual dues as every other homeowner. The Board currently does not have any opening. If anyone is interested, we will take your name and keep you in mind should there be an opening. Don further stated how he is open for suggestions and cited the pool request as an example.
 - c. Don introduced the current Board members.
 - i. Don Sitton, President
 - ii. David Ford, Vice President
 - iii. Evanna Elwin-Mahdi, Treasurer
 - iv. James Williams, Architectural Review
 - v. Penny Rooney, Secretary
 - vi. Cynthia Ruse, Member at Large, Welcoming Committee
 - vii. Donna Gardner, Member at Large, Legal advisor (not present)
2. Don provided an update on the pond indicating that he is pleased with the company caring for it. Don also indicated that he is also pleased with the landscaping company as he cuts around the pond to the water level.
3. David discussed the clearing of the dirt mounds at the front of the neighborhood. He also discussed future plans to clear our saplings, more lighting, and continued efforts to make the entrance inviting to all residents. David reminded everyone that the front entrance and pond area are not for your dog to poop there. Requests everyone to pick up after their pet and leash dogs.
4. James reported that the majority of requests have been for roofs, fences, pools, and new windows. James suggested a survey of your property for new and replacement fences.
5. Penny explained the sites google and the C&R, By-laws, and Architectural review for request are available online. Penny plans on adding the next newsletter to the site. Penny handed out papers with the web address to residents.
6. Cynthia advised all new homeowners have received a welcome package. She stated that the include local information, C&R, By-laws, gift cards, coupons and such. She asks if anyone is aware of a new resident to let her know.
7. Evanna provided the financial report.
 - a. Savings: \$12,925.05
 - b. Checking: \$14,853.66
 - c. HOA dues collected: \$4,864.00
 - d. 10 homes sold in 2020 resulting in a \$2,000 gain
 - e. Property home values are up in the area of \$295,000
 - f. The sign project cost \$15,567.52
 - g. The mailbox project cost \$18,080.00
8. The board opened for discussion and comments from residents. The following was discussed:

- a. Speeding. Adding speed limit signs around the neighborhood was discussed as well as getting the Summerville Police radar sign in the front entrance area.
 - b. Parking. Many in attendance expressed their dismay over vehicles parked on the street and overnight as well. One resident was upset that one homeowner with 4 children have 6 vehicles parked on their property and on the street. Some in attendance indicated that this is being very disrespectful to neighbors. Requests have been made to start fining residents on C&R violations. David advised that we will meet with the Summerville Police Department at the next HOA board meeting to see what steps we could take legally. Suggestions were made to put up private signs. Residents were advised that it is illegal to park across from someone's driveway and could be ticketed. A resident stated that you could go speak to the neighbor and explain the issue and try and come up with a resolution. He had an issue and dealt with it directly. He does not feel we need all these signs because just a few bad apples.
 - c. A resident requested information on the frequency the pond is cut. The current schedule is every 14 days with extra cuts during June, July and August. The resident feels the grass was too high over the summer. Don advised we will request more frequent cuts in the summer months. It was brought up that the constant heavy rains this past summer made it impossible to cut without damaging the landscaper's equipment. David advised the board is looking into benches around the pond. Most in attendance was in favor of it.
 - d. Mike at 109 Willowbend Lane stated he is retired law enforcement. He had placed a security alarm on his home. At 1:30 am the alarm went off. He and another neighbor pursued a black male in black clothing and a black hoodie fled on foot. He stated this person has been seen in the neighborhood during the day "casing" out cars and home. He advised is anyone seeing questionable activity to call the police.
 - e. Penny question if residents would like a food truck night. The majority stated yes however not every week. Perhaps once a month.
9. Meeting was adjourned.