2019 Annual Summer Trace HOA Board Meeting Minutes

10/12/2019 at 4:00pm

115 Willowbend Lane, Summerville, SC 29485

Board members in attendance:

Nick Wells – President	Carol Sitton – Vice President
Evana Elwin – Treasurer	James Williams – Architectural Review
Don Sitton – Member at Large	Penny Rooney - Secretary

Nick Wells called the meeting to order and provided proof of notice.
Each Board member introduced themselves and position.

Budget Report provided by Evana Elwin

- Balance is on budget to date with no unexpected expenditures the rest of the year.
- Balances of accounts were provided, and spreadsheets are available to all.
- 18 homes sold. Renters have sold their homes to homeowners decreasing the number of renters in the neighborhood.
- All were advised that they have the right to audit. The books are available to all.
- Re-budget will be done in January of 2020
- Opened for questions:
    - Have all the yearly fees been paid by all homeowners? Response: All but one rental home. Still attempting to collect. Most fees have been paid timely were all paid by March.

Community Report on Architectural Review provided by James Williams

- Before having any work or improvements done to your home or property please get in touch with the HOA to see if you need approval or perhaps a town permit.
- There has been a mad rush for new roofs. A permit is required by the Architectural Review Board. The reason is to verify it is an acceptable color.
- Reminder, if you are having a fence put in or replacing, a land survey is needed. There have been several fence disputes. Approval is needed for a new fence or if you are replacing a fence with a different type of fence or material.
- HOA approval for Architectural Review usually takes 1-2 days.
- 49 homeowner reminders have been sent out so far this year.
    - Power washing
    - RV's and trailers
    - Trash cans

Additional Community information provided by Nick Wells

- 18 absentee homeowners. Renters have been requested to use a management company.
- Warning of snakes. Several residents have reported them in their yards. Please be cautious.
- One home is in foreclosure. The HOA has provided landscaping needs and has advised the bank to address property upkeep.

Old Business: (Nick Wells)

- Entrance way has been cleaned to a forest look as opposed to a jungle look. All pleased with the appearance.
- 40 mailboxes have been replaced. The HOA will continue to monitor the condition of all the mailboxes and posts and replace/repair as needed.

New Business:

Front entrance "Summer Trace" new signage provided by Penny Rooney

- While researching new signage it was discovered that the current signs are on CPW easement and directly over the sewer pipes. The sign on the church side is located on The Town of Summersville easement as well. We are required to move the signs.
- After much research, working with a contractor, the Town of Summersville's engineering department and CPW we have come up with a sign design that is acceptable by all.
- The signs are approximate with a 3-foot stone base with 4-foot vertical beams. From the 4-foot vertical beams 8-foot horizontal beams will hang towards Trolley Road. A 4-foot sign will be hung on the horizontal beams over the CPW easement.
- Although we were planning on a March start date, we hope to start sooner.
- In the event CPW needs to work on the easement the signs will be removable.
- Evana Elwin advised this project has been budgeted and was expected. The funds are available in reserves.
    - Questions:
        - What color? Stone base to be determined. Beams will be a grey/black wash with matching hardware. Nick Wells and the sign company will work together on the oval "Summer Trace" sign.
        - Location? Due to the easement issues on the church side and the fiber optic issues on the bank side the signs will be placed approximately 10 feet back.
        - Lighting? Yes, each sign will have one spotlight on the hanging "Summer Trace" sign. We are looking at higher power lighting and will be more visible from Trolley Road.
            - A request has been made to the Town of Summerville for a streetlight at the entrance of Summer Trace on Trolley Road.

Comments from the floor:

- Speeding: A resident expressed concern when a guest nearly got into a head on collision with a speeding car.
    - Suggestion of calling police or obtaining license plate number and providing it to the police department. Expressed the HOA does not have the authority to address speeders. It is a law enforcement issue.
    - A suggestion was made about speed humps. Nick Wells stated the HOA board will take it under consideration at the next board meeting.
    - Comment was mentioned that law enforcement patrols are seen frequently in the neighborhood.
- Grass clippings: Comments were made about residents leaving grass clippings in the street. A plea to all residents was made to use lawn leaf bags for your yard debris.
- Dog Waste: Comments were made it is still an issue. Nick advised we are sending notices and doing all that we can. If you see someone not cleaning up after their pet perhaps mention it to them.
- Suggestion of a block party or an event for the residents to get to know each other.
    - Carol Sitton headed the discussion:
        - Attempts at community events have been suggested but resulted in lack of volunteers and input. Several residents asked what is needed.
        - Carol Sitton stated there is a need for someone to head a welcoming committee to greet new residents. Mr. Kaut at 133 Willowbend Lane offered to volunteer.
        - Stephanie Buyer at 123 Melanie Lane offered to organize a community block party. Stephanie Buyer offered to research community interest with Carol Sitton.

- Kim McLeany at 114 Willowbend Lane offered to host an outdoor movie for the children of the neighborhood. Carol Sitton will discuss the details with Kim McLeany privately.

Meeting adjourned by Nick Wells