

## SUMMER TRACE ANNUAL COMMUNITY MEETING

**Date:** June 1, 2024 @ 4:00 pm

**Location:** 115 Willowbend Lane, Summerville, SC

### Board of Directors

#### Present

Michael Rooney  
Penny Rooney  
Patricia Greenly  
James Williams  
Don Sitton

#### Absent

Oliver Kautz

#### Community Attendees

18 Attendees

### - 4:00 PM Meeting Called To Order by Michael

- Michael informed the attendees that Nick, the former HOA President, has passed away.
- Past HOA President David resigned. Michael thanked him for his service.
- Michael introduced himself and advised that he was elected HOA President on April 1, 2024. He stated he is retired and feels he has the time to devote to the Summer Trace Community. Michael informed everyone that he has set a maintenance committee for repairs and assistance for community members that are in need.

### - Community Improvements

- Michael and Mr. Courts painted the signs throughout the neighborhood.
- Signs around the pond were cleaned and replaced as needed.
- Sinkholes were fixed by the Town of Summerville
- Sidewalk repairs have not been started. But the Town of Summerville should be addressing this soon.
- Streets have been paved.
- Directional arrows were painted at the entrance of the neighborhood.

### - 2023 Annual Community Meeting Minutes

- Meeting Minutes were read by Penny

### - Financial Report

- Penny read the financial report.
  - Checking Balance: \$11,629
  - Savings Balance: \$33,785.98
  - Detailed financial reports were offered to anyone who wanted a copy.
  - 2 homes have not paid their dues.

- There are no more new rentals in the community. The last several rentals have been sold to owners.

**- OLD BUSINESS**

- Old business report was read by Michael.
  - Ruppert was hired to maintain the pond. They came highly recommended from several company's and they provided reasonable pricing
  - Funds have been budgeted for the emergency repairs to the side that has started to cave in. They placed coconut logs and plants. The total cost was \$2,786.54
  - There is erosion around the pond that needs to be addressed at a later date with more coconut logs and plants.
  - Plants around the pond are being replaced because birds are eating the current plants.
  - With the approaching hurricane season repairs to the drain and rip rap (rocks) are desperately needed. We have quoted it out into 4 phases. The board feels the most important one is to clear and fix the drain. The cost is \$4,700.00. Funds will be coming out of the savings account.
  - Ducklings have fallen into the drain. Mr. Coats has placed a board so they could get out. We will ask Ruppert to offer solutions.
  - Fish will be added to the pond. (Non - Breeding Carp and Tilapia)
  - Ruppert will manage the fountain and pond maintenance at \$32.00 per month with servicing 4 times per year.
    - To save on energy costs a timer will be added to the fountain.
    - The fountain will run from sunrise to sunset.
  - We are looking to add another bench. We need to see if a resident will allow us to chain it to a fence or look into options of placing it in concrete
  - We have been personally working with homeowners whose homes need attention.
  - Fence repairs have been addressed with the homeowner. We expect to see improvements soon

**- Covenants and Restrictions**

- 46 letters were sent out to residents that need to have repairs done.
  - 25 have responded.

- 21 still requires fixes.
  - Fines will be issued in mid-June to be assessed at \$25.00 per day.
- We have some volunteers to paint numbers on the curbs. Most likely when the weather cools down.
  - Numbers will be black with a white background.
  - If you do not want numbers repainted in front of your home, please let Michael know.
  - The numbers are helpful for the fire department/EMS to identify the proper locations.

#### **- NEW BUSINESS**

- Summerville Police Department provided a crime report for the neighborhood. Michael read off the various crimes reported. Most of the reports were property checks.
- Michael discussed the results of the speed study that was placed at the front of the neighborhood. The majority was below 25mph. There was a large number between 25-30 mph. Several were 35 and above.
- Summer Trace webpage was updated by Oliver.
  - Covenants and Restrictions are much easier to read.
  - A section will be added to let residents know what's going on in the neighborhood.
- Architectural Review
  - James explained that the Architectural Review form needs to be filled out before repairs or updates are made to homes in the neighborhood.
  - The Town of Summerville still has to approve repairs before any job begins on such things as roof replacement, installation of fences, and tree removal. (The Town of Summerville will need to be presented with the approved Architectural Review form)
  - The Architectural Review form can be found on the webpage.
  - James will place the bulk pick up sign at the entrance of the neighborhood for the week leading up to bulk pick up.
- Introduction of New HOA Secretary
  - Pat was introduced as the new Secretary of the HOA. Pat said a few words about herself.
- Pond

- Michael asked if anyone knew of any grants to address the erosion of the pond.
- Michael will speak with Ruppert to see if they are aware of any grants.
- Final Thoughts
  - Grass clippings need to be placed in bags to avoid clippings flowing into the drains. The grass is building up the pond. It is VERY costly to have the pond dredged.
  - Call animal control if anyone has complaints about barking dogs. A bark log must be completed for dogs barking for at least 15 minutes.
  - Cats need to be controlled and not roaming the neighborhood. Any damage done to someone's property is the responsibility of the cat owner. Please do not feed stray cats.

**- Questions from Attending Neighbors**

- Can HOA dues be paid by Zelle/PayPal/Cashapp?
  - Penny will check with the bank
- Can the Architectural Review form be found online?
  - James answered "Yes", the form is on the community webpage.
- Can speed bumps be placed on Summer Trace Drive?
  - Discussions would have to be with the Town of Summerville and brought to a council meeting. Michael will check.
- Can we have community events to get to know the neighborhoods?
- Can we get food trucks? Penny said she looked into this before and you have to have to reach a certain sales goal or the HOA would have to pay the difference. Resident stated she could get a food truck and it would not cost anything.
  - Pat will take the lead on forming a committee to discuss proposed events.
- Can we have a social media page?
  - Pat has volunteered to start a private page independent from the HOA.

**5:30 pm      Meeting Adjourned by Michael**