

REGULAR MEETING OF THE BOARD OF DIRECTORS
June 8, 2016

Board Members Present: Spencer Stegall, Jayne Nendorf, Karol Queen, Bob Crawford, Willie Charles, Mark Wilson and John Desautels

Board Members Absent: John Cronin, Kim Morris Hopkins

Management Present: Lashea DuBois, Gold Crown Management

Homeowners/Guests: Charmaine Gillow, Documents Committee, Jim Barr, Mark Ripke and Andy Pfeiffer from Ashton Woods

I. Call to Order

The meeting was called to order at the Heritage Trust Federal Credit Union at 1129 Park West Boulevard, Mt Pleasant, SC by President Spencer Stegall at 5:30 PM.

II. Approval of Meeting Agenda as Presented

The Meeting Agenda was approved with a motion by Jayne Nendorf and seconded by Karol Queen. The motion was unanimously approved.

III. Final approval of Meeting Minutes - April 6, 2016

A motion was made by Jayne Nendorf and seconded by Karol Queen to accept the minutes of the April 6 meeting published by John Desautels on 4/30/16. The motion was unanimously approved.

IV. Consent Agenda Items:

None this month.

V. Ashton Woods signage

Mr. Pfeiffer indicated he has met with Bob Crawford on site to discuss the signage for the Ashton Woods community. Mr. Stegall asked if he still was requesting 4 foot by 6 foot signs. Mr. Pfeiffer indicated he would like to follow the community guidelines for signage. Mr. Pfeiffer was asking for permission to submit a proposal for signage directing people to the Ashton Woods community. Mr. Pfeiffer indicated that Ashton Woods would be willing to provide maintenance/enhancements at the community entrances for such consideration. Mr. Pfeiffer is trying to assess if the board would consider directional signage in the common areas of the community. Mr. Stegall asked about the amount of traffic. Mr. Pfeiffer indicated from previous communities, an expectation of about 15 to 20 recorded individuals of which 60% are with realtors. Possibly about another 5 to 10 more on their own looking around. Concern about construction traffic was discussed by Jayne Nendorf who claimed damage to her property from dump trucks entering her cul de sac and

turning around resulting with them driving on their lawn. Mr. Pfeiffer indicated if we could provide a date and time and a name of the company or photos of such traffic he would attempt to obtain restitution for damage. He will do what he can to avoid these issues. Mr. Stegall informed Mr. Pfeiffer that there are very few common areas where signage could be located. Mr. Pfeiffer indicated he may discuss paying a homeowner for signage on personal property. He was informed that private property signage must be removed at night according to community regulations. A motion was made by Spencer Stegall and seconded by Jayne Nendorf to allow Ashton Woods to submit proposals to the ARC for directional signage on community property. The motion was carried unanimously. Mr. Pfeiffer was asked when he would want to install signage. He was thinking August / September of this year and would remain for about 3.5 to 4 years.

VI. Committee Reports

A. ARC

This report was submitted by Bob Crawford

Applications Received and Processed since last Board Meeting.

Approved

1329 Royal Links Drive - New Garage Door

1244 Old Course Lane - Remove Dead Tree and Plant a new one

1232 Sam Snead Drive - Remove Two Trees

3300 Heathland Way - Back Yard Shed

1193 Old Course Lane - New Roof

3204 Heathland Way - Back Yard Shed / Art Studio

3123 Linksland Road - Repaint outside of House with a new Color

3251 Heathland Way - Children's Play House in Back Yard

3168 Linksland Rd - Repaint outside of House new Color

3208 Heathland Way - Paint Shutters and front Door Blue

1228 Old Course Lane - New Roof

1236 Oak Hill Terrace - New Roof

3040 Linksland Road - Convert Rear Deck into Screened Porch

3313 Heathland Way - Pod in Driveway

3235 Heathland Way - Pod in Driveway

3551 Stockton Drive - Screened Porch to Sun Room

1329 National Drive - New Roof, Screened Porch to Sun Room, Repair and Paint Wood Trim

4033 Harleston Green - Back Yard Fence

New Construction
2520 Charter Oaks Dr.- Low Country Residential Builders

Pending
None

Mr. Crawford indicated the ARC committee was still busy reviewing the many requests for homeowner changes and have lost Kim Morris Hopkins from the committee. Bob asked the board to consider Mark Ripke joining the ARC committee. A motion was made by Spencer Stegall and seconded by Willie Charles to accept Mr. Ripke on the ARC committee. The motion was carried unanimously.

There was discussion about a homeowner that has made significant changes to their backyard beyond what was requested and approved. These changes were not visible from the street but only visible to next door neighbor. The board is accepting these changes without requiring the homeowner to remove them because of the quality of the change and the circumstances. However, this discussion did result in suggestions by the ARC committee for revision of the ARC Change Request Form. Mr. Crawford read the suggested modifications to the form for the board. There was board discussion regarding clarity of the wording. The board agreed with the modifications and the document will be published on the community web site.

Mr. Crawford discussed the appearance of a house on Charter Oaks that had a fire some time ago. Something needs to be done about the appearance of this property. The property may be in litigation and no progress has been made to repair this house. No dues have been paid for this property for a period of about 3 years. Mr. Stegall indicated the fire department would be investigating safety issues of this house. If it is deemed a hazard there is a possibility they would destroy the house. Yard maintenance has recently been performed.

1. Refined Mailbox Guidelines

Mr. Stegall reported on the mail box refurbishment that the medallions are handmade and that it is not likely they can be purchased for less than \$25 each. Sign Monkey will make these without the community fronting the cash for a bulk purchase. They will keep a stock for homeowner purchase as they are requested. There was discussion to see if there is a modification that could be made to reduce the cost of the medallions. This subject will be continued.

B. Financial – Acceptance of April 2016 Financials

Treasurer Jayne Nendorf reviewed the March and April financial report from Crown Management and has no issues. Mr. Wilson asked if there was an audit

of our books. Mr. Stegall indicated there is a simple audit performed annually and a report issued. Ms. DuBois provided a brief description of the depth of the audit. Mr. Wilson asked that the report be made available to all board members. This report will be distributed to all board members.

C. Maintenance – Lagoons – Willie Charles

A concern was raised by John Desautels regarding the wooden covers on the cement boxes that were recently reinstalled by the golf club presumably to protect the ponds against the king tides but were not removed before a tropical storm/depression was expected in the area. Someone reported they measured 2.5 inches of rain. It was obvious the surrounding ponds were noticeably higher than normal. Mr. Charles feels the covers will not adversely affect the timeliness of the drainage of the community. He believes this is an issue between the town of Mt Pleasant and the golf club. If the town evaluation of the proposed covers determines they are not an issue for increased flooding, then they can remain. If the town does not approve, then they must be removed. Gold Crown management was asked to follow up with the town on the status of this issue.

Mr. Charles indicated he had a proposal for pond VP1 to deal with significant algae and weeds on that pond. The proposal is for a reaping machine to come in and scoop up the weeds. This is approximately a 3 day process. Then Carl would be able to treat the ponds to keep the algae from returning. Although costly, he felt it was a reasonable approach for a pond that has been a problem for many years. Dredging is not an option and would be an enormous expense. The estimate for this proposal is \$8300. Mr. Charles also mentioned the pipes connecting VP1 with the other ponds are probably blocked. He has tried to find a vendor to come in and clean out the connecting pipes but has been unable to find a contractor for such a small job. A motion was made by Spencer Stegall to move forward with the work to mediate VP1. The motion was seconded by Karol Queen. The motion was carried unanimously.

Mr. Charles indicated he was looking at the issues with CN4 that may involve restoring portions of the pond along with flowers in some areas. He believes this work may come in between \$5K and \$10K. He will come back to the board with a proposal at a later time.

D. Maintenance – Landscape/Irrigation/Lighting/Signs/Structures

Mr. Cronin was not present to make his report.

Mr. Stegall discussed resolution of the lack of lights at the south entrance. Apparently with all of the work going on in this area over the years the wire had been cut in several places. A new wire was installed from the circuit

breaker in the guard house out to the entrance monument. Entrance lights are now working.

Mr. Stegall also voiced his displeasure with the sparse pine straw in a few areas, particularly in certain areas on National Drive. The contractor will be notified about this concern.

A discussion took place regarding the poor landscape situation at the north end of the Royal Links/Merion circle. There is no irrigation in this section. Wayne Sellers has a proposal to hydroseed this area. This process does not require significant water and will improve the look of this area. The board agreed to this action and Ms. Queen will tell Mr. Sellers to go ahead and do this work.

Mr. Stegall discussed a plan to replace the street signs in the community, doing 20 signs at a time, then those removed will be refurbished and used as the next 20. This approach will help keep the price within a manageable range.

E. Safety & Traffic Awareness

No report until a replacement is identified. Kim Morris Hopkins has moved from the area and resigned her position.

Ms. Gillow reported that the speed hump at the Hopeman intersection came apart and was a hazard. The town plan is to replace the two in the Estates and the Hopeman intersection with permanent devices like the one at the pool. Mr. Stegall will call Brad Morrison to get the town to repair the Hopeman hump.

F. Social

Karol Queen is moving forward with the July 3rd party at the pool. She discussed an October barbecue get together jam at the common area on Medinah behind the 11th tee. Ms. Queen will have further details in the near future. The committee is still looking into details for the Christmas party.

G. Documents

This report was submitted by Charmaine Gillow

ARC Request Form. The Board has been presented with a revised ARC form for discussion and a vote.

Restatement of Covenants, Conditions, and Restrictions (C&Rs). I am in the midst of revising the revision of the C&Rs to create a Restatement as recommended by the Gold Crown attorney. The campaign to approve the 2005 proposed revision has been suspended for lack of sufficient homeowner

participation in voting. The Restatement will update the 2005 revision to reflect current CNCA conditions and practices and State laws – changes which do not require a vote of the Association. I expect to email a draft to our attorney by the end of this month for review and edit before sending on a second draft to the Members of the Board and Management for input. Once finalized and approved by the Board, a Special Meeting of the Association will be scheduled to inform Members of the Restatement. Any specific passages in the 2005 revision that are changes from the original 1992 document and require a vote by Members, such as the levying of a Transfer Fee, will be omitted from the Restatement, presented at the Special Meeting of the Association, and voted upon by Referendum.

Spring 2016 Newsletter. An abbreviated Spring issue was emailed to Members last month. Unfortunately the new publishing company did not work out. The company's newsletter format does not provide enough space for our content and includes too much filler material. Come August/September, I'll put together a Summer/Fall issue the "old-fashioned way" unless Spencer finds another publisher who can better meet our needs. Newsletters now are distributed by email only.

CNCA Logo. The newly adopted CNCA logo needs to replace the original logo on our various documents and website. The new logo replaces two dates with two golf clubs and includes the color yellow in the design.

CNCA Website. I am locating hard copies of newsletters prior to 2010 to replace the electronic copies that were lost from Spencer's website. I will give the hard copies to Spencer for scanning so they can be posted on the CNCA website for reference and as part of our history. Also, at the request of a homeowner, I will write up a brief history of CNCA to post on our website.

Candidate Election Forms. It was agreed at the February Board meeting that the Candidate Information Form and the recently adopted Candidate Questionnaire should be revised for 2017, particularly because some information requested in the two documents overlaps. Once the C&Rs Restatement is complete, I will rework the two documents and email the drafts to the new Nominating Committee for review.

Jim Barr indicated he wanted to volunteer to work with Charmaine on the documents. Charmaine said she would contact him in the summer.

Block Captains – No report this month

VII. New Business

A. Appointment of New Board Member (replacing Kim Hopkins)

Kim Morris Hopkins has moved away from the community and has resigned her membership on the CNCA Board of Directors. Her replacement will be considered in executive session after the regular board meeting is adjourned.

VIII. Old Business – No old business was discussed

IX. Next Meeting Date – **August 10, 2016, Heritage Trust Federal Credit Union at 5:30 PM**

X. Adjourn – A motion was made at 6:45 pm to adjourn the meeting. Motion was carried unanimously.