

**Charleston National Community Associations, Inc.**  
**Regular Board Meeting**  
**January 17, 2018**  
**Heritage Trust Credit Union**

Members Present: Willie Charles, Jim Barr, John Desautels, Mark Wilson, Karol Queen, Michael Hagedorn, and Chuck Cross

Members absent: Carina Jansson and Bob Crawford

## AGENDA

1. Call to order
  - a. Mr. Charles called the meeting to order at 5:35PM
2. Approval of Meeting Agenda as Presented
  - a. Motion by Mr. Wilson subject to correction of the next meeting date for January 17, 2018
  - b. Seconded by Mr. Desautels
  - c. Carried
3. Final Approval of Meeting Minutes - December 13. 2017
  - a. Motion by Ms. Queen
  - b. Seconded by Mr. Desautels
4. Financial Report – John Desautels
  - a. Mr. Desautels indicated there was no financial report due to the transfer of accounts from Gold Crown to SCS.
  - b. Mr. Desautels said \$28,205.22 was in the checking account with Mutual of Omaha and approximate \$55,000 that was in our reserve was no longer showing up in the Mutual of Omaha account. He had a call out to Gold Crown to discuss
  - c. Mr. Desautels stated the water bill for January 15<sup>th</sup> was not paid and was following up with Gold Crown and SCS
  - d. Mr. Desautels proposed we do a Market survey for using an Online Bank account
    - i. Motion by Mr. Barr
    - ii. Second by Mr. Hagedorn
    - iii. Carried
5. Committee Reports
  - a. ARC – Bob Crawford
    - i. No report
  - b. Maintenance Lagoons – Jim Barr
    - i. Report submitted to Board by email (attached)
    - ii. Discussion – no actions needed

- c. Maintenance Oversight – Michael Hagedorn
  - i. No report
- d. Safety & Traffic – Carina Jansson
  - i. No report
  - ii. Mr. Wilson pointed out multiple comments on CN FaceBook by residents of speeders coming thru the community thru the Stratton-by-the-Sound community. Mr. Wilson indicated he had noted significant increase of construction and other non-CN traffic.
  - iii. Board discussed the questions for some homeowners about speed bumps. It was noted that installing speed bumps are controlled and regulated by the Town of Mt. Pleasant. Mr. Wilson expressed concern we should do all we can to address the homeowners' complaints , and the Board was in complete agreement. Ms. Jansson will be asked to follow up on options to resolve the concern of homeowners.
- e. Social – Carina Jansson
  - i. No report
- f. Budget – Jim Barr
  - i. By email to the Board prior to this meeting, Mr. Barr made a motion to approve the 2018 budget. The motion was seconded by Mr. Cross but the Board had not voted on the Final approval. Mr. Barr asked a Board vote.
  - ii. Motion carried
  - iii. Follow up discussion on replacing the Christmas decorations for next year due to their deteriorated condition. Mr. Barr noted that the money would come from the General Maintenance Reserves
- g. Communication & Documents – Michael Hagedorn
  - i. No report
  - ii. Mr. Hagedorn discussed keeping the website developers promotion logo on the site enabled the site to be FREE to the HOA. Everyone was in agreement to maintain the FREE arrangement
  - iii. Mr. Barr asked on how the Board was going to respond to Homeowner's email from our Website & Facebook sites. After discussion, it was determined Mr. Hagedorn would respond to homeowners that their questions would be addressed at the next Board and he would make all inquires a part of his monthly report to the Board to determine a response. Urgent inquiries would be handled immediately by Mr. Hagedorn and his committee as seen appropriate.
  - iv. Mr. Wilson requested the Board give a status report of the legal actions we have outstanding at each meeting. The Board agreed such a report should be provided. Mr. Charles updated the Board that currently the attorneys of all parties are in conversations and filing responses to each request.
- h. Landscaping – Mark Wilson
  - i. Report provided to the Board by email (attached)

- ii. Mr. Wilson discussed need to repair broken HOA water pipe on the property of 1230 Spoon Court. Mr. Wilson proposed the Board having Wayne repair the pipe for \$75.
  - 1. Motion by Mr. Barr
  - 2. Seconded by Mr. Cross
  - 3. Carried

#### 6. New Business

- a. Introduction of our new property manager, Chris Barclay, with Southern Communities Services (SCS)
  - i. Mr. Barclay discussed the transition of documents and information from Gold Crown was going well. Process was being slowed up due to business closures caused by our adverse weather
- b. Mr. Charles discussed the upcoming Annual meeting. He will work with Mr. Barclay to come up with a date and location for the meeting. A formal announcement will be sent out to the community as soon as it is arranged.

#### 7. Old Business

- a. Nominating Committee - Mr. Wilson
  - i. Mr. Wilson asked for clarification of the Nominating Committee's 2018 expectations. The Board discussed the homeowners' concerns and questions from last year's Annual meeting. The Board acknowledged the process was handled properly last year but could have been communicated better. The CNHOA By-Laws state "The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among Members only". Mr. Wilson was requested to work with our Communication committee to inform the community of the need for new Board candidates.
  - ii. Mr. Wilson noted Mr. Desautels could have a conflict of interest being on the Nominating Committee if he was re-running for the Board at the end of his term this year. Mr. Desautels confirmed he planned to run for the Board again and agreed to resign from the Nominating Committee.
  - iii. The Board agreed and Mr. Cross volunteered and was selected to replace him on the Nominating Committee.

8. Next Meeting Date – The next Regular Board meeting will be held on Wednesday, February 21, 2018 at the Heritage Trust Federal Credit Union at 5:30PM.

#### 9. Adjourn

- a. With no further business to be discussed the meeting adjourned at 7:50PM
- b. Motion by Ms. Queen
- c. Seconded by Mr. Barr

d. Carried

Minutes Submitted by: W. Chuck Cross, Secretary

# **Landscape Committee Report**

## **January 2018**

### 1. Landscape

- Follow up: HOA property near 4108 Egrets has a split pine tree that is threatening the yard of the homeowner. I inspected the tree and spoke to the owner, Chris Edwards. The tree is several feet outside of the owner's privacy fence. According to Gold Crown, the tree is on HOA property and is our responsibility. I have not confirmed this with a plat. Need to confirm ownership and take action.

### 2. Dog stations

- Have had several complaints about doggy bags not being stocked and collection bags not being emptied. Continue to notify Damien with Forever Green about oversights.

### 3. Irrigation

- National Drive experienced a broken head and leak 12/19. All irrigation shut down until Damien repaired on 12/23.
- Usage continues to be up on National Drive. The above leak may have contributed but need to be on the lookout for additional problems.
- All irrigation shut down for the season 12/21.
- Water line damaged by owner digging at 1230 Spoon Court. John D. assisted with shutting down the meter. Follow up required.

### 4. Lighting

- Lighting repairs discussed in December completed by Gold Crown.

### 5. Christmas Decorations

- Christmas Banners were removed and stored by Outdoor Lighting last Friday. Two banners had blown off and were stored in Sandra Bungerz's garage. OL will retrieve once notified.
- Christmas decorations have been removed and placed in the National Drive Guard House. Special thank you to volunteers who assisted with removal. Once notified, OL will retrieve and place decorations to be stored with Banners. This is included in the annual charge for hanging the banners.
- As discussed in multiple emails among the Board, the decorations are in a sad state and most need to be replaced. Karol Queen did a very nice count/assessment of what is needed to replace the decorations and presented a rough estimate to the Board via email. The goal was to make purchases while decorations were on end-of-season discounts. This was debated via emails and stalled. Need to revisit.
- Special thank you to Mrs. Willie Charles who hand made bows for all of the wreaths. This was a big job and improved the appearance significantly. We need to make sure those bows are saved for future use.

### 6. General Maintenance

- Guard houses were pressure washed by Gold Crown.

- The fence along Old Course entry to the right side was repaired (partially) by Gold Crown.

End Landscape Report

#### Lagoon Committee Report – 17 January 2018

1. Installation of previously approved compressor rebuild kit was completed and aerator in CN11 is again operational.
2. Currently only have one acceptable proposal for flapper maintenance work planned for CN11. Have asked Carl from The Greenery to set up a direct meeting between the Lagoon Committee and a marine maintenance company in an attempt to get a second bid. Funds were approved in the 2018 budget by the board to accomplish this work.
3. Still don't have an acceptable proposal to remove the old boards and metal plate from the risers at CN11. I am hopeful that the meeting discussed in 2 above will provide an acceptable bid.

#### Budget Committee Report – 17 January 2018

1. On 17 December 2017 I sent a proposed revised budget to all board members addressing the following:
  - Added \$1000 income for Ashton Woods
  - Adjusted Management Fee per agreement with new company
  - Increased Lagoon Maintenance \$2800
  - Increased Contingency Reserve \$2000
2. On 22 December 2017, since there hadn't been any comments to the proposed revisions, I made a motion to approve the revised budget as sent on 17 December. That motion was seconded by Chuck Cross, also on 22 December 2017. Still standing by for approval by the board.