

Minutes from Carshalton by the Bay Homeowners Property Meeting
6/6/2020 10:00AM

Saturday, June 6, 2020, the Board held its first quarter HOA meeting at the Carshalton pavilion to discuss community issues, ACC update, and treasurer update. Board President Clay Addison, Vice President James Sides, Treasurer Dan Miller, Secretary Sheila Spagnolo, and Member at Large Larry Pabst were present at the meeting. Because of the COVID-19 virus situation, a follow up zoom meeting was held at 7:30PM. For those property owners who had given a current email to the secretary, the link to join the zoom meeting had been provided earlier to residents of Carshalton.

Reports of Directors:

Opening comments from Board President Clay Addison:

The president welcomed everyone and recognized new residents John and Mary Leahey Lot 34. Two attending members have not begun building but have plans to start soon. Welcome, Laura & William Case and Daryle Thomas.

- Follow up on the letter about trees along Jordan Rd.

In 2019, a storm came through and several large cedar trees along Jordan Road were blown over into the yards of lot owners. The trees damaged property and the owners reached out to the HOA Board for direction concerning clean-up and repairs. The Board contacted the HOA attorney for legal advice on the actions the HOA should take. The attorney advised the HOA Board that the trees were not on the HOA property and thus not covered by the CBTB HOA property insurance.

The HOA Board met and in an effort to clarify future events decided to draft a letter stating the position of the HOA Board on the following items:

1. The trees and rail fence are part of the Carshalton by the Bay identity and the preservation of these amenities is in the best interest of the entire neighborhood and community.
2. The HOA will continue to perform maintenance on the trees, landscaping and rail fence along Jordan Rd. This will include the following:
 - a. Cutting the grass.
 - b. Insect treatment on the trees.
 - c. Removal and replacement of diseased trees.
 - d. Replacing dead trees.
 - e. Replacing trees damaged by car accidents. (the auto insurance policy of the driver should cover some if not all the cost).
 - f. Repair and/or replacement of the rail fence or stone fence post.
3. The HOA will not be responsible for the following:
 - a. Cost of removing trees damaged by Acts of God (storms).
 - b. Cost of repairs to property damaged caused by trees blown over due to Acts of God. The homeowner's property insurance should cover this cost.

Trees will be maintained, but if blown over, Homeowner will be responsible for repairs. The Board will record it's ruling on the matter. The letter will be incorporated into the legal documents of the Carshalton by the Bay official papers.

- Update on the lake level...

Lake level is down because of damage to the spill way. It is taking a long time for the level to return to normal because SJWD is still getting bids to fix the spill way. Good sources for finding out about lake situation or events is Facebook. Also there is a gentleman on the lake named Brian English who distributes information via emails. Any residents who wish to be on his list should email him at brianlymanlake@gmail.com. Brian English has a list of people who live on the lake and if you want to be on his list let him know. Clay Addison provided Brian's email if you are interested.

Financial Update from Board Treasurer Dan Miller:

- Dan distributed paper copies of the income statement and budgetary schedule and quickly went over the revenues and expenses. All 2020 HOA dues have been paid. Our total revenue produced by yearly HOA dues is \$41,919.00.
- Lot mowing will be done 5 times this year, about every 6 weeks. Mowing started in April and Wayne Amaker, mowing contractor, will mow the second weekend of June, mid July, the beginning of Sep, and the end of Oct. Lot mowing is not a revenue or profit item. The Board contracts to have the grass cut on empty lots and the treasurer bills the lot owner. Only one lot owner is delinquent. We are working on collecting that money.
- Checking account has about \$20,804.77 and we will spend most of this amount this year.
- HOA has \$39,336.62 in savings. The savings basically serves as the reserve.

ACC Report (Architectural Control Committee)

ACC reminders and violation issues:

Maintenance items for all community members:

- Mailbox posts and signage – the website has the details required for our mailboxes. Clay Addison bought paint colors (gallon containers) for mailbox painting. He has made mail box kits with the paint colors in small containers. There's matching paint for all Carshalton logo signage and black for the post. Many posts and mailboxes need to be painted or repaired (broken mailboxes). Please contact our president, Clay, for paint when you are ready to spruce up your mailbox. There is no charge. Please perform this task in a timely manner.
- If you want a locking mail box, you can find specification on our website. Carshaltonbythebay.org
- Garbage cans should be kept out of sight (in the garage or backyard) and only placed out front the day it is being picked up. Trash cans should not be left in the side or front of house so that it can be seen from the road. **This can be an unsightly item especially when the trash fills up and white bags are placed around the can.**

- Please keep your grill in the garage or backyard unless in use.
- Only signs such as yard sales, Real Estate, political signs may be placed on property. Other signs are not permitted.
- House painting – many homes are aging and the paint needs sprucing up.
- General landscape maintenance – please keep on top of weeds and grass growing into the streets and walkways. Also keep weeds out of lawns and flower beds. We ask that you please trim your bushes and put in fresh mulch. After the minutes are distributed, the ACC will look at yard maintenance and it may be necessary to send letters to lot owners who neglect to comply with covenants concerning upkeep of their lots.
- Concerns about pet excrement on the streets and owners not picking it up. When it rains, it can get washed into the lake. As the neighborhood fills up, it has become a common occurrence for pet owners to allow pets to do their business in neighbor's yards, on the street, and also vacant lots. Animals are to be contained so that they do not become a nuisance to neighbors. Please pick up dog feces if you walk your dog. Be responsible pet owners and if your pet goes on someone else's property you are responsible to clean it up. As a reminder there is a Spartanburg County and Community leash law.

For a list of fines and fees please check our website. Carshaltonbythebay.org

ACC's difficult job as enforcer of the ACC rules and guidelines makes for uncomfortable conversations so the ACC appreciates that the community supports the ACC's efforts to maintain the beauty and harmony of the neighborhood.

Current ACC activity (new builds and architectural changes, alteration, or additions application)

- **New form for architectural improvements, alterations or additions**

Shorter building application form for those doing remodeling, addition building projects or back yard projects, fences, major landscaping or anything that will affect the value your neighbor's property. The form is being added to the website for existing homes who are doing projects. (I.E. painting, pools, fences, landscape, etc.) Please review *ACC New Construction/Renovation Application* on our website for rules, information, and updates: Carshalton By the Bay website: Carshaltonbythebay.org

Additionally, lot owners must get SJWD permission to cut trees on lake.

- **Update from ACC on building and improvements**

New homes approved and under current or future construction:

Currently 3 houses under construction. Two on Carshalton and one on Reflection.

One house plan for Carshalton currently being reviewed.

Two pools have been approved both on Reflection.

Architectural Control Committee members: George Goetz, Kurt Servies, Elaine Sunderlin, Jackson Pernell, Jack Owen

Input from HOA members:

Member suggested replacing trees on Jordan with holly bushes. Very expensive to do this and possibly require an assessment.

A member asked about having chickens in the back yard. The Declaration of Covenants, Conditions, and Restrictions states that no animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot.

Park rules are posted at the pavilion

Children 16 or younger should be accompanied by an adult when at the pavilion/park

2019 Contracts

- Todd Varnadore maintains the park irrigation. Since the lake is down because of the damage to the spill way, the intake for the irrigation system is not taking in water because it now sits on the mud. The HOA will get Todd to extend the pipe further into water so it takes in water when the pump runs.
- It was brought to the Board's attention that Precision Landscaping has not been keeping the edges of vacant lots mowed on parts of Reflection. At present, the contract is for Precision to mow the park, edge of the vacant lots, along Jordan Road, and entrance. Contracted landscaping service cost is \$12,395. Next year other vendors will be considered. Landscaping task that will be completed: landscaping maintenance, pruning, and fertilization and Leyland cypress spraying if needed. We are not required to compete, but we will get quotes when we think we can save money or get a better product.

General Business: Unfinished Business- Old and New Business:

- Gun noise in adjoining neighborhood. In the past, several residents called the Spartanburg County police concerning gun shots in the trailer park behind the neighborhood. The police said gun shooting is allowed in the county until 9:00PM and then it becomes a noise issue after 9:00PM. Nothing can be done until 9:00PM unless you or your property gets hurt. Some residents attended a Spartanburg County council meeting last year to complain. Jack Owen is doing some further checking to see what rights we have concerning the issue. A member mentioned "*Lyman Lake Taking It Back* is a face book site that is a good source of information."

Deferred Maintenance:

The pavilion fence is showing signs of deterioration and may need to be replaced in the near future.

Inquiry from member about community safety:

Community safety was addressed in the past because residents had some concerns and it was determined that we should always be aware of someone being in the area that should not be. Earlier suggestions from Deputy Darren Dukes with Crime Prevention encourage residents to know their neighbors, observe and be aware of what is going on. Know what kind of cars your neighbors drive, when they are usually at home and when they are not. Participate in activities to get to know your neighbors. If you do see unusual activity, call 911. Deputy Dukes suggested our development is large enough for a neighborhood watch. He suggested that the community establish a point of contact. You should also be sure to keep your house and cars locked, use your security system (even if you don't have a system, get a sign). The Sheriff also communicated that if you are going to be on vacation, you can call the sheriff's dispatch office for the Keep Check program where they will do routine drive-bys. The number to call is 864-503-4500 or 596-2222 for the Spartanburg County Sheriff's Office.

The following was not discussed in this meeting but it is helpful information:

If you see one of the street lights dark/out, please log onto Duke Energy and register the outage.
Go to- <https://www.duke-energy.com/customer-service/request-light-repair>

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:00AM..

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association