

## HOA ANNUAL MEETING

November 3, 2018, 10:00 AM

### Opening Comments

Rick began the meeting by explaining the purpose of the annual meeting and the election of officers.

### Treasurer's Report

Jimmy presented the Treasurer's report. He handed out an accounting spreadsheet and gave a presentation about our financial state/budget. He explained that vacant lot mowing is now at 5 mows per year instead of 4. The largest expense is Precision for landscaping. We went with a cheaper landscaper to do mulch to cut back on costs. Other large expenses include street lighting and utilities and insurance. Other maintenance includes the cherry trees that were removed, and mulching done along the pavilion, as well as the kayak rack installed at the lake. Attorney's fees were down this year due to Larry filing and removing any liens personally rather than consulting the attorney.

The budget for 2019 was also presented and no special assessments have currently been planned for 2019. Entrance water is down due to not running the fountain. Office supplies include the bank checkbook which costs around \$40.

A question was raised about LED lighting for the street lights to reduce costs. This was discussed earlier in the year and one light was replaced near Larry's house as a sample. The complaint was that the light is too bright for street lamps that are near houses. One street lamp caught fire and was repaired. Duke was out repairing several lamps last week.

Jimmy commented on how bills are paid. Currently only the electric bill is paid online. When paid, both Jimmy and Rick get confirmation emails. Paper checks must be signed by two officers. This precaution is for checks and balances among the members.

A question was raised about taking bids for the mowing. We received bids earlier this summer for mowing and a decision was made to keep Precision for mowing. Mulching was moved to another contractor who could do the work for less. When the contract expires we will get at least two bids.

A motion was raised to approve the 2019 budget. It was approved.

Please do not share any financial information with our contractors. This information is confidential.

### ACC Report

George Goetz presented the ACC report. Lots 167 and 169 Carshalton are close to being approved. We would like drainage to be double checked by the builder to ensure it's not draining into lower lots before approval. 192 Carshalton was approved for a deck replacement and extension. 320 Reflection has been approved for a patio. Upkeep and maintenance letters were sent out to several homes.

ACC information is on the website <http://www.carshaltonbythebay.org/home.html> for easy lookup. When emailing the ACC, please email the entire group at [acc@carshaltonbythebay.org](mailto:acc@carshaltonbythebay.org) instead of an individual member to ensure a timely response (i.e. the member emailed isn't on vacation, etc.).

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The application to fill out for changes such as paint colors, etc. is online as well. Please include the specific paint manufacturer, name and number when changing paint colors, as opposed to a generic color statement like “green”.

### Old Business

No old business to discuss.

### New Business

There are new laws regarding the SC HOA Act. This document is posted on the website at <http://www.carshaltonbythebay.org/hoa.html> under Documents - SC Homeowners Association Act. The act states that covenants and bylaws must to be registered by Jan 10. Rick will handle registering the necessary documentation. The act also states that these documents must be readily available, all of which are on our website. Some information in the act does not apply because we are non-profit. Also of note, if anyone has complaints that cannot be resolved by the HOA or the HOA is not enforcing the covenants and bylaws, members can now call the Dept of Consumer Affairs.

Rick reviewed the 20-year spend plan. He handed out spreadsheet that goes through 2026. A reserve study was previously done to determine maintenance items and replacement of these, etc. Both 2019 and 2020 have several big items coming up – replacement of fence at the pavilion; split rails along Jordan Rd. After 2020, if both fences are replaced the reserve is dwindling. We are most likely looking at an assessment increase some point within the next few years to begin accumulating savings for future items.

Rick opened the floor for board nominations. No additional nominations were made. The following officers were elected for the 2019 HOA Board:

- ! President - Rick Wyatt
- ! Vice President - Tom Streck
- ! Treasurer- Jimmy McMullin
- ! Secretary - Sheila Spagnolo
- ! Member at Large - Larry Pabst

The following people will serve as ACC members for 2019:

- ! Kurt Servies
- ! Jack Owen
- ! Jackson Pernell
- ! Elaine Sunderlin
- ! George Goetz

The meeting was adjourned.