

Berry's Pond/The Shores Annual Homeowner's Meeting Minutes February 20, 2024 Middle Tyger Library

Present: Jeanne Posey, Brittany French, April Emory, Barbara Light (LPM)
2023 Annual Meeting Tentative: Tuesday, February 20, 2024

The HOA annual meeting was called to order by Jeanne Posey at 6:33 pm on Tuesday, February 20.

Attendance: There were 12 households in attendance with 3 proxies received, insufficient for a quorum.

Minutes: The minutes from last meeting (February 23, 2023) were read and approved.

Budget: The cash flow report as of 12-31-2023 was distributed and the actual income/expenses vs budgeted were reviewed. The actual expenses are lower than budget because the sign was started but not finished meaning the contractor has not been paid yet.

Beginning Balance \$14,714.81

Ending Balance \$13,127.13

The 2023 budget was distributed and reviewed. There is one change. Since the sign was budgeted but not completed in 2023, the cost is still pending. It is being added as an expense to the 2024 budget. That increases the expected deficit to \$7,609. The budget in the handouts is the revised budget.

New Business:

- Projects under consideration for 2024
 - New entrance sign has been begun but not yet completed. It will be repainted using the color of green on the sign post in with the No Soliciting sign. The murals will be completed and put in place.
 - Landscape and mulch will be placed on the median after the sign is completed. Landscape may be held until fall due to the fact there is not water source on the median.

Nominations:

- No positions on the board are open this year.

Discussion

- Q.** What can be done about the growing number of coyotes in our neighborhood?
- A.** In the past we recommended sending pictures to LPM, who forwards them to animal control. However they do not trap or remove the coyotes.
- Q.** Has the board considered taking down the Bradford Pears on the medial? They are more than 25 years old
- A.** The board has discussed this issue but needs to research and find someone able to remove the 7 trees within a budget we as homeowners can afford. There will be more information as we research.

A homeowner mentioned having had trees cut down very reasonably. She will send Light Property Management the name and number of the people who did her work.

There is a Clemson program: [Bradford Pear Bounty](#) which will give a homeowner a free tree for proof that they've cut down a Bradford Pear. Check the website for all the rules and information.

Q. Am I allowed to put a canoe or kayak into the pond from my property?

A. Yes. Building a dock requires approval from the HOA and SJWD prior to beginning work.

Q, There has been talk of late fees. What is the schedule of late fees?

A. The schedule of how late fees accumulate was available at the meeting it will be in the attachments.

Meeting take away:

JP Question on coyotes: I checked with the Department of Natural Resources re shooting coyotes.

First: our covenants Section VII Health Safety and Sanitation state:

10. Firearms: Hunting of all wild animals, fowl, and game is hereby prohibited within the Neighborhood, and the discharge of firearms in the Neighborhood for any purpose is prohibited. The term "firearms" includes guns of all types and crossbows.

I called the DNR and spoke with an officer. Bearing the covenants in mind I asked the following questions:

Q. Will the DNR come to a home and remove coyotes?

A. The DNR will not come and remove any coyote/or coyotes unless they are injured or appear to be ill (such as with rabies)

Q. Can a homeowner trap a coyote?

A. The homeowner would need a trapping license and then must follow all DNR trapping guidelines. If a coyote is caught it can't be released as it's against the law to release a menace animal.

If the homeowner wants to hire a private firm to catch and control the coyotes on their land, it is their option.

Hunting on the pond: As hunters on our pond were mentioned I'm adding the following information which is on our website.

Rules: If a hunter is in a boat on the lake they are legal. If they are on land, or standing in the lake it is not legal to hunt.

An illegal hunter can be reported to the DNR [Operation Game Thief](#)

[DNR 2023-2024 Hunting and fishing Guide](#) also available at hardware stores or their website: dnr.sc.gov

Meeting adjourned at 7:03

Respectfully submitted

Jeanne Posey

BPHOA Secretary

February 22, 2024