

## MINUTES OF THE ROA BOARD FEBRUARY 21, 2019 MEETING

Present: Rick Gray, President; Carolyn Dorrell, Treasurer; Immanuel Banks, Board Member; Deborah Morgan, Board Member; Marsha Steep, Board Member; and Robert Cox, Board Member. Absent: Cece Newcomer, Board Vice-President; Brad Barrett, Secretary; Harvey Lucas, Board Member.

The meeting was called to order at 7:20 when a quorum was present. Treasurer Carolyn Dorrell, verified there was a quorum present.

Marsha Steep and Deborah Morgan moved and seconded that the agenda was approved. Motion carried.

Marsha Steep moved and Deborah Morgan seconded that reading of the minutes of the previous meeting be waived. Motion carried.

A homeowner asked if the outgoing gate to Ulmer Road could be opened in the morning, tentatively from 7:00 to 9:00 AM. The Community Manager will be asked to do this.

### Committee Reports:

- Social: Immanuel Banks reminded everyone that there was a Mardi Gras party scheduled for March 2<sup>nd</sup>; there will also be a First Friday in April.
- Building and Grounds: Deborah Morgan reported on progress on re-landscaping. Two neighborhoods hopefully will be done out of the 2019 budget. Work needs to begin as early as next month when the weather breaks. Deborah will translate the plans into requests for purchase and provide to the Community Manager.
- Safety: Brad Barrett was not present. Rick Gray reminded residents to lock cars. Robert Cox said we should put a further reminder in the next newsletter. In addition, all homeowners should be reminded in the next newsletter that they must have homeowner's insurance and not condominium insurance, as there are no condominiums in Reflections.
- Architectural: Nina Brooks, Architecture Committee, provided a copy of the last Architectural Committee meeting before the meeting, and all Board members were provided a copy. The Community Manager is to warn owners of vehicles with expired tags or no tags that the vehicles are subject to be towed. After 30 days the Community Manager is authorized to have any such vehicles towed; in the future when a vehicle with an expired tax or no tag is noted the owner will be given a notice, and the vehicle will be towed if the situation is not corrected within 30 days.
- Betsy Seimers had provided proposed new Clubhouse Usage contracts, one for owners in ROA and one for outsiders. Robert Cox noted that both agreements said they were for ROA members; approval of the forms was deferred until the March meeting.
- Carolyn Dorrell, Treasurer, presented the financial statements for January 2019. Deborah Morgan moved and Robert Cox seconded that the financial statements be approved. Motion carried.
- Rick Gray presented the Community Manager's report in the absence of Ms. Perry. One vehicle owner who broke one of the gates has failed to pay for the damage. The Community Manager is to contact ROA's lawyer to pursue collection action. The Manager's Report also included the

status of annual exterior maintenance for units for which ROA has responsibility. Work is done on Ridge Lake and has begun in Gardenwood. The owner of 83 Ridge Lake asked about the status of items that needed to be corrected in Ridge Lake that were not done, or not done properly, during the Ridge Lake repair cycle. Ms. Perry is to get a "punch list" through coordination with owners and the contractor, so that any remaining issues in Ridge Lake are resolved.

Robert Cox provided a status report on SC House of Representatives Bill 5227 from the 2017/1018 session. As the bill was not passed in that legislative session, it "died" at the end of the session and will have to be brought up again in the new session if lawmakers elect to do so. The Bill would require that all communities, and all Homeowner Associations, allow the display of FOR SALE signs on a property that is for sale. Rick Gray said he would check and see if the Bill has been re-introduced in the current legislative session.

As there were no items requiring executive session, Carolyn Dorrell moved and Robert Cox seconded that the meeting be adjourned. Motion carried.

The meeting was adjourned at 8:30.