

Minutes from Carshalton by the Bay Homeowners Annual Board Meeting

10/ 29 /2022 10:00AM

Saturday, October 29, 2022 Carshalton by the Bay HOA held the annual meeting at our neighborhood pavilion to elect the 2023 Board of Directors, to approve the Board's nominations for the Architectural Control Committee, to approve the 2023 budget, and discuss neighborhood issues. Board President Clay Addison and Board Secretary Sheila Spagnolo were present at the meeting.

The president welcomed everyone and asked new residents to introduce themselves. Welcome Dustin Wullenweber and D.J. Jordan. Several committee members are leaving their positions. ACC member Tony Spagnolo, Kurt Servies, George Goetz. HOA Board member Joshua Meeks. Thank you for your valuable service on the Board and ACC. ACC member Eric Dellinger is not available to work on the committee. This year has not been without its challenges but with all that's happened Carshalton is doing well.

Minutes from May 21, 2022 –motion to accept

Reports of HOA Board Officers:

Updates from the President Clay Addison:

- Clay passed out copies of the agenda. Attached was a Carshalton Reserve Spend Plan that expands over a ten year period. Park privacy fence was replaced this year but landscaping at pavilion is still needed. A highly expensive item under the year 2027 is the berm/trees on Jordan Road. After a storm blew over several cedar trees along Jordan Road, the Board took notice of the trees condition and lifespan. So the Board is anticipating options to fill the space along the berm. We are still investigating the best options for this project. The trees are not on the HOA property and thus require property owners along Jordan Road to give the HOA's contractor the right to use the land for the purpose of performing the work. A member suggested we meet with property owners along Jordan and simply get permission to do work on their property. At an earlier meeting, the project debate lead to the discussion of a potential need to raise dues or levy an assessment. Last year a letter was sent to property owners explaining the need to increase the HOA reserve. Board determined to raise the dues by 15% to add to our reserve. The plan is to continue this 15% per year increase until we have a reserve of approx. \$150.00. This will take about 5-7 years for us to reach this goal. The dues for next year will be \$598.00.
- Marten's RV Park: About 100ft to the right of Carshalton subdivision entrance, someone is planning a 50-70 site RV Park. The RV Park now has a name. It's Martens Park. They are planning to subdivide the 18.8 acres into two properties. The RV Park will be on 10.43 acres and the remaining

property will be a single family residence. The RV Park will have 38 spaces. The land is an unincorporated part of Spartanburg county. This park would back up to that Kenmare housing development across the street. They are seeking a site approval which is contingent upon receiving approvals from Spartanburg County Engineering and Storm water, Spartanburg County GIS and Addressing, Spartanburg County Building Codes (fire hydrant location), Startex-Jackson-Wellford-Duncan Water District (water), SCDHEC (Septic system permit), SCDOT (encroachment permit) and Spartanburg County Planning & Development (submittal of a landscape plan and a plat subdividing the subject parcels or parts thereof). The approval process is still in process. We need to get this information out to the surrounding neighborhoods. Anyone who can help intervene with establishment of RV Park or who knows how the county approval process works and what steps we need to take to voice our opposition to this RV Park, please take this on and possibly thwart efforts to keep the approval from happening. We are in District 5 and the Board of Appeals person is Marion Gramling. The Planning Commission for District 5 is James Green. Clay contacted DHEC and they were not helpful. We understand that the fire department has recently received a plan. Spartanburg County – the last document posted was the April 2, 2022 meeting minutes. Concerns about Jordan Road pot holes. It is a State Road and is in need of repair or paving.

- Lake Lyman email list: Brian English who lives on the lake has an email list to notify residents of events on the lake. You can be added to the list if you like- brianlymanlake@gmail.com
- Carshalton neighborhood has a face book page. Good way to share useful tips and communicate with neighbors. Please join.
- If a resident is having a party at pavilion/common area, please be respectful of the neighbors and keep noise down. Pavilion reserving can be done on the Carshalton webpage Carshaltonbythebay.org Please clean up after party. Rules and regulations can be found on the webpage. This area is limited to Carshalton by the Bay owners and their guest. Property owners must accompany guest at all times. HOA does not supply paper products or empty trash can when needed, so please help with this task if you use the facilities. Please lock the chain that covers the entrance to the park when finished using the pavilion.
- Need Keys for the Pavilion- see President Clay Addison
- House building construction sites are not allowed to burn construction material. If a construction site has a fire, call the Tyger River fire department.
- Front entrance – several people have mentioned the front entrance could use some updating of the landscaping. A member, Desiree Laude, is spearheading efforts to do some beautification at the front. We're looking for volunteers to help with this task. We have funds set aside and it could be done by members or directly with a landscaper.
- Pavilion landscaping: Dream Scape attempted to remove weeds from junipers and encountered bees and will possibly continue this winter.

- Trees at the Pavilion fence: Need some volunteers to remove a few small trees on backside to prevent them from damaging the fence down the road.
- Halloween – probably expecting a good turnout.
- 6:30PM Christmas Flotilla of Lights – the lake has planned the annual flotilla for December 3. The Pavilion will closed to individuals to reserve and will be open to anyone who wants to come down to see the lights.
- Nancy Addison is updating a community directory and will send a link again for people to sign up.

Financial Update from Treasurer Report: Clay Addison presented

- Distributed a paper copy of HOA income statement and budgetary schedule to members at the meeting. Clay then went over some of the revenues section and expenses. He gave highlights of the 2023 forecasted. Looking forward the HOA has a tentative 10 year reserve spend plan that will require more than we have in our reserve.
For this expense we will need money to keep our reserve up. The HOA wants to build up reserve to pay the expenses on the forecasted spend plan and has decided to increase 2023 dues.
- Budget and the approval process began. A motion was made to approve the projected 2023 budget followed by a second and third motion. The 2023 budget was approved by those in attendance and holding proxy.
- Invoices for 2023 yearly dues will go out in December. Last year's dues were \$520.00. Yearly dues will increase 15%. 2023 dues will be \$598.00. Payment of dues will be January 1st 2023.

Reports of Committees

Architectural Control Committee activity by George Goetz

Current ACC activity (new builds and applications)

Currently there are 3 builds in progress:

Lot 74, Lot 38, and Lot 1

Potential New builds and applications:

Lot 73

ACC Guideline Reminder

If you are planning any builds please go to our website, read the rules and submit an application to the ACC. To view the CARSHALTON BY THE BAY HANDBOOK OF

ARCHITECTURAL GUIDELINES and a list of fines and fees please check our website at Carshaltonbythebay.org

Election of 2023 Board Officers and Approval of 2023 Architectural Control Committee Members

Clay began the process of completing the business of electing HOA Board of Directors and approving the ACC Board nominated members. Voting took place. Ballots were collected and counted and the new 2023 HOA Board of directors are:

President: Clay Addison

Vice President: Open

Treasurer: Dan Miller

Secretary: Sheila Spagnolo

Member at Large: John Leahey

The following ACC nominations were approved by those in attendance and holding proxy:

2023 Architectural Control Committee Members

Mike Simpson

Jackson Pernel

Dustin Wullenweber

Desiree Laude

Community Contact Information Sheet

Nancy Addison is making a community information sheet. Please let her know if you do not want your personal information included on the sheet to be given out to the people of the neighborhood. Her email is cnaddison60@gmail.com

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:10AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association