

Minutes from Carshalton by the Bay Homeowners Annual Board Meeting

10/21//2017 10:00AM

Saturday, October 21, 2017 the Carshalton by the Bay HOA held the annual meeting at our neighborhood pavilion to elect the 2018 Board of Directors, to approve the Board's nominations for the Architectural Control Committee, to approve the 2018 budget, and discuss neighborhood issues. Board President Rick Wyatt, Board Vice President Larry Pabst, Board Treasurer Scott Blankenship, Board Secretary Sheila Spagnolo, Board Member at Large Melissa Rittlinger were present at the meeting.

The president welcomed everyone and asked if anyone wanted the reading of minutes from the previous meeting. Attending HOA members indicated to go without reading the minutes. So the reading of the minutes was deferred.

Reports of HOA Board Officers:

Financial Update from Board Treasurer Scott Blankenship:

Scott distributed a paper copy of an HOA income statement and budgetary schedule to members at the meeting. He then went over some of the 2017 revenues section and expenses. His projections show \$6000.00 added to our reserve at the end of the year. He gave highlights of the 2018 forecasted budget and the approval process began. A motion was made to approve the projected 2018 budget followed by a second and third motion. The 2018 budget was approved by those in attendance and holding proxy.

A member asked if the Board had a goal in mind for spending? The HOA has a reserve spend plan and we are pretty much on track with expenses right now.

Board President Rick Wyatt commented on the question "Do we have insurance"? We have insurance on the pavilion, dock, playground equipment, fence. We have liability insurance for the Board.

Invoices for yearly dues will go out in December.

Reports of Committees

Architectural Control Committee activity by Chris Halkowitz

Current ACC activity (new builds and applications)

The ACC has been communicating with the HOA Board concerning ACC's task of maintaining a high level of design, quality, harmony and conformity throughout the neighborhood. Many times violations are written because of neighborhood complaints.

Potential New builds and applications:

The ACC approved plans for Lot 25 (Clay Addison). Home is approximately 2,400 sq feet on main level and 1,000 sq feet of finished basement space and 1,000 sq feet of unfinished.

Lot 10-Application is under review. Approximately 2800 sq feet on the main floor.

ACC Guideline Reminder

As a reminder the homeowners are responsible for the **continued and routine** maintenance of structures and all grounds and landscaping within their lot/lots. Letters will be sent to lot owners whose homes need a fresh coat of paint. If the home owner wishes to paint the same color, they do not need to contact ACC for approval.

There's been some discussion about mailbox paint and mailbox specification. The Board has purchased paint for updating mailbox trim. If the paint on your trim needs to be renewed, contact the president if you wish to borrow the cans of paint. Rick Wyatt @ wyattrd53@gmail.com

Architectural Control Committee members present at the meeting were Chris Halkowitz, Burgess Newsom, Mitch Hounsshell, Kurt Servies.

To view the CARSHALTON BY THE BAY HANDBOOK OF ARCHITECTURAL GUIDELINES and a list of fines and fees please check our website @ Carshaltonbythebay.org

Security Committee – Rick Wyatt

Rick went over what the Security Committee has done. One of the recommendations from the property owner survey conducted by the HOA was to form a temporary security committee to identify improvements that could improve neighborhood security. Specific problems identified in the survey included: mail theft, trespassing/soliciting, and unauthorized use of the pavilion by non-residents. A committee consisting of Rick and Pam Wyatt, Larry and Judy Pabst, and Mitch and Sharon Hounsshell met several times, including a meeting with the Spartanburg sheriff's office. We generated ideas for improved security, analyzed those ideas, implemented some ideas and made recommendations to the HOA Board for further actions. The committee identified a number of low-cost activities that could be implemented immediately. The following results were achieved: 1) Neighborhood Watch was established, point of contacts were identified and signs were installed. The Spartanburg County Sheriff's office has agreed to come to the neighborhood pavilion next Thursday (October 26, 5:30pm-8:00pm) and speak to interested community members on a variety of security topics (Neighborhood Watch briefing, crime report, Q & A), 2) The pavilion lights were tested and some (but not all) were repaired, 3) A "Under Surveillance" sign and sticker were installed in the pavilion and dock areas, 4) a security camera was installed in the pavilion, 5) a security web page was added to www.carshaltonbythebay.org, 6) recommendations for additional efforts were identified and HOA looked into locking mailboxes if residents are interested. A locking mailbox conforming to the look and feel of the standard mailboxes in use in the neighborhood can be obtained for less than \$100, 7) Discussed the idea of a gated community and found it to be expensive and if we have a gated community the county hands over the responsibility of road upkeep and other county maintenance responsibilities, 8) Looked into surveillance cameras- The idea of multi-camera, real time, internet connected system was rejected as too expensive and difficult to administer, and retrieve data, 9) Costed out community mail box and considered best location if installed, 10) Trespassing/Soliciting Findings: Carshalton Drive and Reflection Drive are county roads and we cannot restrict traffic. Soliciting according to court precedent is protected by the First Amendment. However, soliciting can be restricted to "reasonable" hours and there is no law preventing us from having the "No Soliciting" sign out front.

The Carshalton By the Bay Security Committee Report .pdf is attached.

Unfinished Business

Rick Wyatt reported on park path to the dock. Path going to dock is complete. Will be a \$40.00 assessment this year to cover expense of path. A member was concerned that the work on the project doesn't reflect the \$3300.00 cost of the project.

Further discussion about putting swings, fire pit, horse shoes at old volleyball court area.

Two deferred maintenance projects are the split rail fence and privacy fence at the pavilion. The split rail fence that runs along Jordan needs to be replaced. A member wanted to know if we could use plastic but this is more expensive than treated wood. Suggested we put treated wood. Including the rails at the corners of Reflection and Carshalton we need 388 rails at \$12.00 per rail. There was a suggestion that the community discuss taking on the project.

New Business

Welcome to new homeowners!

James and Gemma McLendon @ 141 Carshalton Drive

Debra and Jeffery Klaiber @ 132 Carshalton Drive

Betty and Allen Seward @393 Reflection Drive

James McMullan @ 338 Reflection Drive

The Spartanburg County Sheriff's office has agreed to come to the neighborhood pavilion next Thursday (October 26, 5:30pm-8:00pm)

Election of 2018 Board Officers and Approval of 2018 Architectural Control Committee Members

Rick began the process of completing the business of electing HOA Board of Directors and approving the ACC Board nominated members. Election ballots were given out to members who did not have a ballot. Voting took place. Ballots were collected and counted and the new HOA Board of directors for 2018 is as follows:

President: Rick Wyatt

Vice President: Larry Pabst

Treasurer: James McMullen

Secretary: Sheila Spagnolo

Member at Large: Melissa Rittlinger

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

2018 Architectural Control Committee Members

Chris Halkowitz

Mitch Hounsshell

Jackson Pernell

Kurt Servies

Elaine Sunderlin

Comments and concerns:

There is concern about dog excrements on neighbor's lawns and on the road. Some residents allow their pet to do its business on the street or on other resident's grass. Please be responsible pet owners and either train pets to go on empty lots or use bags to pick up the excrements.

Does neighborhood have recycling bins? No

Sharon Hounschell has initiated a social gathering where neighbors can get to know each other. The next gathering is Thursday Nov 2nd at The Southern Grawl. They meet the first Thursday of each month.

There is a Charshalton By the Bay face book page. Login to face book and go to Charshalton By the Bay

Community Work

Following the meeting there was a community work day to restore the park lakefront to what it looked like 10 years ago. There was trimming up trees, removing underbrush, picking up trash, and hauling debris to the dump. Kurt Servies organized the work and will be leading the effort. Refreshments will be served. Thank you Kurt.

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