

MINUTES OF THE ROA BOARD MAY 18, 2017 MEETING

Present: Rick Gray, President; Cece Newcomer, Vice President; Carolyn Dorrell, Treasurer; Bonnie Raishe, Secretary; and Marsha Stepp and Deborah Morgan, Board members. Also in attendance, Maggie Perry, Property Manager. Absent: Brad Barrett, Howard Jarrett, and Harvey Lucas, Board members.

The meeting was called to order by the President at 7:04 p.m.

The Vice President verified that a quorum was present.

Bonnie Raishe moved and Marsha Stepp seconded that the agenda be approved. Motion carried.

PUBLIC COMMENT

A resident requested information regarding voting procedures and made observations regarding the voting process.

MEETING MINUTES

Bonnie Raishe moved and Cece Newcomer seconded waiving reading of the April 20, 2017 meeting, which motion carried. Bonnie Raishe moved and Cece Newcomer seconded approval of the April 20, 2017 meeting minutes. Motion carried.

COMMITTEE REPORTS

Social: No report

Grounds and Building: Report concerning replacement of dead trees and trimming of trees in community. Deborah Morgan will draft a rule regarding obtaining individual(s) responsible for watering replacement trees prior to any tree being taken down and replaced. It was noted that Millcreek Nursery will plant any replacement trees.

Safety: No report

Architectural: No report

Administration: No report

Treasurer: The Treasurer presented her report and noted that the road assessment delinquency is low. Upon motion by Cece Newcomer and seconded by Marsha Stepp, it was carried that Treasurer Carolyn Dorrell be authorized to open one or more accounts in the name of ROA to ensure that ROA has sufficient accounts so that no one account balance exceeds \$250,000. Bonnie Raishe moved, Deborah Morgan seconded, and it was carried to approve the Treasurer's Report.

Manager: Maggie Perry received notification from Spectrum (previously Time Warner) that the phone bill for the gate and clubhouse will be increasing \$6 a month. Film has been placed on

the ROA office windows. Discussion concerning hail damage to a unit; a letter will be written Wilson Roofing to reinspect.

UNFINISHED BUSINESS

Dams repair and loan: The loan has been approved. Anticipate first monies will be received in three to four weeks. After discussion, Marsha Stepp moved, Cece Newcomer seconded, and it carried to commence collection of \$10.00 per month, beginning July 1, toward repayment of the SBA loan. It was noted that the pier needs to be repaired before starting with the dam repair.

New development: Nothing new

Revision of guidelines for parked vehicles: Architectural Committee to draft

Tennis court: Two gentlemen are going to look at the court next week to provide recommendations. Maggie will enquire what the cost would be to convert the court from clay court to hard court.

Repair of Shadowcreek light: Bonnie Raishe moved, Marsha Stepp seconded, and it carried that for this one time the cost of repair to the light will be shared between the homeowner and the ROA. Deborah Morgan will draft a rule regarding homeowner responsibility for repairs of any damage to ROA property as a result of work performed by homeowners' agents.

Installation of Rawlinson Road entrance light by SCE&G: Maggie Perry will follow up with SCE&G.

Creekside gate: We have received notification that the gate between Creekside and Reflections will be permanently closed May 22. Motion by Marsha Stepp, seconded by Bonnie Raishe, and carried to spend up to \$7,500 to pursue a lawsuit to get the gate taken down.

NEW BUSINESS

Meeting between Board and Architectural Committee: Scheduled for May 27.

Confirmation of electronic vote approving Stephen's solar panels: Bonnie Raishe moved, Carolyn Dorrell seconded, and it carried confirming the electronic vote.

Confirmation of electronic vote approving Resolution for loan: Bonnie Raishe moved, Cece Newcomer seconded, and it carried confirming the electronic vote.

Change of Rule 2.3 concerning solar panels: Carolyn Dorrell moved and Marsha Stepp seconded to amend Rule 2.3 to read as per the attached.

Bonnie Raishe moved and Cece Newcomer seconded that the meeting was adjourned. Motion carried and the meeting adjourned at 8:34 p.m.

