

Minutes from Carshalton by the Bay Homeowners Board Meeting

8/4/2018 9:00AM

Saturday, August 4th, 2018, the Board held its second quarter HOA meeting at the Carshalton pavilion to discuss community issues, ACC update, and treasurer update. Board President Rick Wyatt, Vice President Larry Pabst, Treasurer Jimmy McMullan, Secretary Sheila Spagnolo, and Member at Large Melissa Rittlinger were present at the meeting.

Reports of Directors:

Opening comments from Board President Rick Wyatt:

The president welcomed everyone and suggested we forgo the reading of the April minutes. He recognized new residents, Lynette & Raymond Kelley on Lot 57, Sally and Russell Dix on Lot 17 and asked them to introduce themselves.

The Board of Directors met July 11 and agreed to obtain a cost proposal to replace the fence rails at the intersection of Carshalton and Reflection (nearest to the park). Rails still in good condition were to be re-used to replace missing and broken rails along Jordan Road. The length variations of the Jordan Road rails presented a problem for the replacement plan. Replacement of Jordan road fence rails didn't work out because of the length variations.

A couple of the fence boards on the pavilion privacy fence needed to be replaced and the Board took care of it.

At the July 11th meeting the Board discussed and voted to amend the Architecture Control Handbook document to include a \$500 security deposit to pay for damages caused by major construction such as: curb damage, concrete wash, mud caked roads, etc. The deposit is due when the application and plans are submitted. The changes are posted on our website www.carshaltonbythebay.org. At the bottom of the submittal form is the explanation for the deposit. The deposit will be used to restore public and common areas back to original conditions before construction or to pay fines levied during construction. For example, the deposit will be used to correct any damage to roads, curbs, sidewalks, and utilities caused during construction or to pay fines. The security deposit may also be used to clean excessive dirt from the roads and pick up litter. A \$50 administrative fee will be added if any restorative work must be done. Unused deposit money will be returned to the property owner.

Item from last meeting-Gun noise in adjoining neighborhood. Several residents called the Spartanburg County police concerning gun shots in the trailer park behind the neighborhood. SC Laws are loose concerning gun use in the county. Lyman Lake take it back Facebook page might be a forum for gun control if people want to join.

Budget report by Jimmy

Updates of Carshalton by the Bay Association's current financial status.

Checking account has \$21,347.25. Biggest expense is contracted landscaping services (mowing, lawn maintenance, etc). Mowing of vacant lots is charged to owners. There is still around \$4500 dollars to be collected for mowing of vacant lots. We should have a couple of thousand to put back in surplus at the end of the year. We will earmark money in savings for special projects. We will talk about this at the next meeting.

Yearly dues have all been paid for 2018. We will discuss the 2019 budget at our October annual meeting and will establish yearly dues at that time. Article IV Section 8 of the Declaration of Covenants, Conditions, and Restrictions (CCR) gives an overview of the HOA's right to collect yearly dues in a timely manner. The CCR's can be found on our webpage at www.carshaltonbythebay.org. These rights will be exercised if nonpayment of dues and assessments occur.

Jimmy asked if anyone needed keys for pavilion or chain lock. Keys were available to give out.

Someone asked “How do we reserve pavilion?” If you are planning an event it is a good idea to call Rick and he will reserve your day on the calendar. You can view the event calendar on the website at www.carshaltonbythebay.org. People can visit the pavilion without reserving but an event needs to be reserved.

Architectural Control Committee report by Mitch Houshell

Building and lot clearing continues to take place. Four more homes coming in before the end of the year. ACC works diligently to keep the neighborhood nice. There was a couple of yard and house painting maintenance issues. With the rain and rising temperatures our yards and flowers have begun to grow again and so have weeds. This gives us all a chance to get back outside and refresh our landscapes and homes. Therefore, the Architectural Control Committee (“ACC”) takes this opportunity to remind each of our community residents of our requirements to maintain our homes and lots.

If you have a project, please talk to contractor about cleanup of street after project is finished.

Please don’t speed in the neighborhood; we have children, walkers, and bike riders on the street.

How often do homes have to be repainted? Depends on the paint and how old it is. A good quality paint should last 10 or 15 years.

New business

A new member discussed the Declaration of Covenants, Conditions, and Restrictions (CCR) pertaining to sharing a dock. Article II Section 1 -provision ii and iv- references the entitlement of lots 17,18,19,20 to use and enjoy a shared dock. The member inquired about the process of changing the CCRs and learned that changing CCRs takes 90 percent of the association member’s approval. She is contacting Spartanburg County Army Core of Engineers and Mitch Turner. SJWD policies and procedures govern much of the activity on and around the lake. Jurisdiction for creation of a dock is with SJWD. You must have a permit from SJWD to do any work on your dock. Owner of lot 17 asked the HOA to help work out the problem of sharing the dock. It was suggested that Ridgewood Properties Holding Company include the cost of the dock expense when selling the additional lots. HOA will help define what sharing the dock means.

Another member requested a definition for screening of camper. At the July 11th meeting, the Board and ACC discussed the issue of objects stored behind fences. Based on past interpretations, legal opinion, and original intent of CCRs document, the Board agreed to revise the ACC Guidelines to clarify that campers, RV’s and such should not be visible from the street. Rick suggested getting with the ACC to find out what can be done to make the camper not visible from the road. Eight foot fence will not solve the issue.

Lot 17 wants to put a black iron rod fence around the yard. Need to check with ACC concerning guidelines.

The next meeting date will be toward the end of October. The annual meeting is the time when the members vote on nominations for the Carshalton by the Bay Board of Directors. Nominations for the Board should be submitted to the HOA Secretary, Sheila Spagnolo, in writing (Email okay) with the approval of the nominee by September 15, 2018. Self-nominations are encouraged. Rick suggested interested parties not wait until the October meeting to nominate additional persons. All positions for the Board are elected for a one year term at the annual HOA meeting in October. The members of the Architectural Control Committee are nominated by the Board and voted upon at the annual meeting. If you are interested in serving on this vital committee or would like to suggest someone please respond to any Board member.

Carshalton By the Bay website: Carshaltonbythebay.org

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:54AM.

Respectfully Submitted by
Sheila Spagnolo
Secretary of Carshalton by the Bay Homeowners Association