

HOA Board Meeting, 20 Feb 2019

The Carshalton HOA Board met Wednesday, 20 February 2019. In attendance were: Rick Wyatt, Tom Streck, Jimmy McMullan, Sheila Spagnolo, and Larry Pabst. The following items were discussed and decisions made.

1. Jimmy McMullan reviewed the current status of the 2019 annual budget, 2019 dues collection, and 2018 bush hogging fees collection. a) The annual budget is on track. b) There are some 2019 dues still outstanding. Reminder emails will be sent to those property owners who have not paid requesting payment within two weeks. If payment is still outstanding after 2 weeks, liens will be placed against the properties, interest owed will be calculated, and a fee be assigned for placing and removing the liens once the fees are paid. c) Notices for payment for 2018 bush hogging fees were recently mailed with a two week deadline for payment. A revised process for bush hogging fees was agreed upon for 2019. Invoices will be sent at the beginning of the growing season to property owners of undeveloped lots requesting upfront payment for 5 scheduled bush hogging s in 2019. Those opting out will be expected to bush hog/mow their properties on the same schedule as the HOA sponsored bush hogging and are subject to off schedule mowing fees and penalties for non-compliance.
2. We will be competing the mowing, mulching, and turf maintenance contracts. Requests for proposal (RFP's) will be sent out the week of 25 Feb to prospective bidders.
3. Replacement of the rails on the fence along Jordan Road and the first intersection of Carshalton and Reflection is scheduled to begin Wednesday, 27 Feb weather permitting.
4. The HOA Board and ACC has been responding to a request to combine lots 18 and 19 into a single building lot. The following legal opinions and guidelines rendered are as follows: a) The Board has no authority to approve combination nor subdivision of lots. Only the original declarant had that authority as stated in our covenants. Except for the ACC, declarant rights were not passed on to the HOA and there was no provision in our covenants to do so. Therefore all lots will remain as defined in the original plat. Each property will owe yearly HOA fees and have 1 vote. b) the ACC shall have approval for building a single house on adjoining lots. ACC Guidelines require that at least 25% of the house have a footprint on each property. c) Lots may be combined for Spartanburg County tax purposes but each lot will continue to owe separate yearly HOA fees.
5. We are looking for a webmaster for our HOA web site. The current web site is hosted at GoDaddy and is maintained using GoDaddy's website builder tool. Level of effort is about 1 content update per month. If you are interested please contact Rick Wyatt, president@carshaltonbythebay.org.