

Minutes from Carshalton by the Bay Homeowners Board Meeting

4/28/2018 10:00AM

Saturday, April 28, 2018, the Board held its first 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 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 last October minutes. He recognized new residents, Tim and Kim Harmon -lot 7, and asked them to introduce themselves.

Financial Update from Board Treasurer Jimmy McMullan:

- ! Jimmy distributed paper copies of the income statement and budgetary schedule and quickly went over the revenues and expenses. Some lot owners had been slow in paying dues; therefore liens were placed on those particular delinquencies. All 2018 HOA dues have **now** been paid. Article IV, Sections 1 and 8 of the CCRs give authority to the HOA to place liens on delinquent payments of dues and assessments. Our total revenue produced by yearly HOA dues is \$41,772.00.
- ! Lot mowing is typically done 3 times a year beginning in May. The Board determined that WC Bush Hogging would provide mowing 5 times this year, about every 6 weeks: Mowing started Sunday April 22, and WC will mow the beginning of June, mid July, the beginning of Sep, and the end of Oct. Lot mowing is not a revenue or profit item. The Board contracts to have the grass cut on empty lots and the treasurer will bill the lot owner.
- ! Utilities costs remain pretty much the same.
- ! P.O. Box rental is 20 dollars more than last year.
- ! \$295.00 legal fees cost from last year.
- ! Checking account has about \$34,000 and we will spend most of this amount this year.
- ! HOA has \$18,934.00 in savings. A member asked if we have a reserve fund for deferred maintenance. The savings basically serves as the reserve.
- ! Will the split rail fence be replaced this year? Rick and Larry have replaced several sections of the fences that were in bad need of repair. Hopefully this will last for another couple of years.

ACC Report (Architectural Control Committee)

ACC reminders and violation issues:

Maintenance items for all community members:

- ! Mailbox posts and signage – the website has the details required for our mailboxes. Rick Wyatt has matching paint for all Carshalton logo signage. Many posts and mailboxes are in bad shape. A general letter will go out with the minutes of this meeting serving as a first warning for this. Follow ups may result in a fine as allowed for under our guidelines.

! Rules on signs- Signs such as yard sales, Real Estate, political signs may be placed on property.

1. Yard sale signs must be removed within one day following sale.
2. Real Estate sign of standard size may be placed in the front yard of property and removed as soon as practical after finalization of sale.
3. Temporary Political signs –no sooner than 30 days prior to election and must be removed 7 days after election.

No other signs are permitted on anyone's property.

- ! House painting – many homes are aging and the paint is deteriorating. Line up a contractor **now**. We will be sending letters to the homes that have the most deterioration to have repainting done by October 31, 2018 to give plenty of lead time. Notifications after that date will result in fines.
- ! General landscape maintenance – please keep on top of weeds and grass growing into the streets and walkways. Also keep weeds out of lawns and flower beds. Letters will be sent to lot owners who neglect to comply with covenants concerning upkeep of their lots.

For a list of fines and fees please check our website. Carshaltonbythebay.org

Current ACC activity (new builds and applications)

New homes approved and under current or future construction:

- Lot 10 – John & Tracee Johnson
- Lot 17 – Russell & Sally Dix
- Lot 25 – Clay & Nancy Addison Upcoming new home construction:

ACC anticipates at least 3 new homes to be built this year based on preliminary inquiries or lot purchases so far this year.

- 123 Carshalton
- 2 spec homes

Improvements approved since last HOA meeting:

- 1 Pool
- Several fences
- Landscape and drainage improvement projects

There will be an ACC vacancy, so interested parties should contact Rick Wyatt by Friday May 4th.

Architectural Control Committee members present at the meeting were Mitch Hounsshell, Kurt Servies, Elaine Sunderlin, Jackson Pernell. Chris Halkowitz was not present.

Input from HOA members: Concerns about contractors damaging curbs and storm drains, and unsightly trash. A suggestion was to take pictures of the building site before any landscaping or construction begins. If

there is damage, show contractor the before and after pictures and stress what it looked like before construction began and if there is damage, have the new home owner fix the damage or replace damage area. Should HOA consider cleaning deposit for major projects?

Contracts-Rick Wyatt

- ! As executive agents of the HOA, the president and vice president should be the only ones directing HOA contractor work. Property owners asking our contractors to do something may cause a change in scope meaning the contractor can ask for more dollars. Only the Board can approve expenditures therefore the property owner may be liable for contract cost increases. Property owners should work through Larry or I in managing HOA contractors.
- ! The Board voted to renew Precision Landscape Management contract for maintenance, pruning, and fertilization. Precision will mow the park, edge of the vacant lots, along Jordan Road, and entrance.
- ! Other vendors will be considered. Task that will be competed are mulch, entrance flowers, playground chips, Leyland cypress spraying if needed. We are not required to compete, but we will get quotes when we think we can save money or get a better product. It depends on the size of the contract whether we compete.
- ! The board voted to hire an arborist to evaluate the problem with the cherry trees at the pavilion and Leyland cypress evergreens planted along Jordan road. The arborist says the cypresses on Jordan are in good shape. A couple of the trees at the entrance are in bad shape and might not last but a couple of years. We will not mulch the cypresses because the arborist recommended not putting more mulch. The cypresses are actually on private property but the HOA chooses to maintain the health of the plants.
- ! Upstate Powerwash pressure washed parts of the pavilion/Common Area structures-(sidewalk, tables, concrete floor, dock).
- ! Todd Varnadore maintains the park irrigation.
- ! It was brought to the attention of the board that Precision is cutting the grass too short in some areas and not even cutting other areas. Some of the grass along Jordan road has been scalped while other sections are left uncut.
- ! David Holmes is our attorney.

General Business: .

! Unfinished Business:

When using pavilion/park please make sure your guest or attendees park on the pavement so no damage occurs to the sprinkler system.

! New Business:

Gun noise in adjoining neighborhood. Several residents called the Spartanburg County police concerning gun shots in the trailer park behind the neighborhood. The police said gun shooting is allowed until 10:00PM and then it becomes a noise issue after 10:00PM. Nothing can be done until 10:00PM unless you or your property gets hurt. Some residents are considering attending a Spartanburg County council meeting on May 21st to complain. Large numbers of people showing up at the meeting can possibly accomplish results.

Neighborhood Litter: Concerns about trash (cigarette butts, litter in general, debris at the construction sites (signs and lot's stakes laying on the ground) and dog's doing their business on the streets and owners not picking it up. When it rains, a lot of this litter gets washed into the lake.

Cleaning deposit for major projects:

Input from HOA members: Contractors make a total mess around the construction site. Unsightly trash is also an issue. Board is considering asking for a cleaning deposit from contractors because some contractors are making such a mess. HOA could recommend the By-Laws and guidelines be changed to allow the ACC to charge an impact fee to be returned after the construction site and roads are cleaned and damages are repaired. If they do not comply, the impact fee deposit will not be returned. A member recommended contacting the homeowner instead of the contractor concerning these issues. It is the responsibility of the property owner to correct the problem.

Jackson Pernell spoke about the ACC's difficult job as enforcer of the ACC rules and guidelines. And he appreciates that the community supports the ACC's efforts to maintain the beauty of the neighborhood.

Street Lights:

If you see one of the street lights dark/out, please log onto Duke Energy and register the outage.
Go to- <https://www.duke-energy.com/customer-service/request-light-repair>

Input from members about security:

Community safety continues to be a concern, so we should always be aware of someone being in the area that should not be. Earlier suggestions from Deputy Darren Dukes with Crime Prevention encourage residents to know their neighbors, observe and be aware of what is going on. Know what kind of cars your neighbors drive, when they are usually at home and when they are not. Participate in activities to get to know your neighbors. If you do see unusual activity, call 911. Deputy Dukes is comfortable with our development being large enough for a watch. He suggested that the community establish a point of contact. Judy Pabst suggested that a community phone list be developed. If you are comfortable giving other neighbors your phone so they could call if they see suspicious activity around your house you can send your number to the secretary. You should also be sure to keep your house and cars locked, use your security system (even if you don't have a system, get a sign). The Sheriff also communicated that if you are going to be on vacation, you can call the sheriff's office for the Keepcheck program where they will do routine drive-bys. The number to call is 864-503-4501 for the Spartanburg County Sheriff's Office.

The end of July is tentatively the next quarter meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:47AM.

11:00 Boat Tour of Lake

Carshalton By the Bay website: Carshaltonbythebay.org

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association

