

Minutes from Carshalton by the Bay Homeowners' Annual Board Meeting

10/ 21 /2023 10:00AM

Saturday, October 21, 2023 Carshalton by the Bay HOA held the annual meeting at our neighborhood pavilion to elect the 2024 Board of Directors, to approve the Board's nominations for the Architectural Control Committee, to approve the 2024 budget, and discuss neighborhood issues. Board President Clay Addison, Secretary Sheila Spagnolo, and Dan Miller were present at the meeting.

The president welcomed everyone. This year has not been without its challenges but our neighborhood continues to grow. Our Board president Clay Addison has decided to step down. On behalf of our community: Thank you Clay for your valuable service on the Board.

Minutes from May 20, 2023 –motion to accept

Reports of HOA Board Officers:

Treasurer Report

Financial Update from Treasurer Dan Miller:

- Distributed a paper copy of 2023 HOA income statement to members at the meeting. Dan then went over some of the revenues section and expenses. He gave highlights of the 2024 forecasted. Looking forward the HOA has a tentative 10 year spend plan that may require more than we have in our reserve. The HOA wants to build up reserve to pay the expenses on the forecasted spend plan and has decided to increase 2024 dues.
- Approval process began. A motion was made to approve the projected 2024 budget followed by a second and third motion. The 2024 budget was approved by those in attendance and holding proxy.
- Invoices for 2024 yearly dues will go out in December. Last year's dues were \$598.00. Yearly dues will increase 15%. Payment of dues will be January 1st 2024

Updates from the President Clay Addison:

- Clay passed out copies of the agenda. Attached was a Carshalton Reserve Spend Plan that expands over a ten-year period. Park privacy fence was replaced last year and some landscaping was completed.
- The Board has estimated a cost of \$175,000 in 2027 to deal with the berm/trees on Jordan Road. At the current dues rate, the reserves would only increase by an estimated \$6,000/yr.
- Per the Covenant, Article IV, the HOA is responsible for maintaining the landscaping installed by the Developer. This would include the trees along Jordan Rd. See below.

ARTICLE IV

COVENANT FOR MAINTENANCE AND ASSESSMENTS

SECTION 1. ASSOCIATION'S RESPONSIBILITIES, CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS

The association shall maintain and keep in good repair the Common Area. This maintenance shall include, without limitation, maintenance, repair, and replace, subject to any insurance then in effect, of all landscaping and improvements situated on the Common Area. The Association shall also maintain: (a) all entry features, including the expenses for

water and electricity provided to all such entry features; (b) streetscapes located at other street intersections within the development; (c) all cul-de-sec islands located in the development; (d) landscaping originally installed by the declarant whether or not such landscaping is on a Lot;

- The Board is discussing and accepting any ideas to replace the trees along the berm. Some ideas being considered are new trees, a wood fence, a concrete wall and shrubs. Still investigating the best options for this project. The trees are not on the HOA property and thus require property owners along Jordan Road to give the HOA's contractor the right to use the land for the purpose of performing the work. Will meet with property owners along Jordan and simply get permission to do work on their property.
- The Covenant, Article IV, Section 2.b allows the Board to maintain adequate reserve funds for maintenance, repairs, and replacement of areas the HOA is to maintain. See below.

agents to represent the Association when necessary; the provision of adequate reserves for the replacement of capital improvements including, without limiting the generality

of the foregoing, paving, and any other major expense for which the Association is responsible; and such other needs as may arise.

(b) The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Area

and those other portions of the Properties which the Association may be obligated to maintain. Such reserve fund is to be established out of regular assessment for common expense.

- The Covenant, Article IV, Section 3.a, allows for the Board to increase the dues by 15% each year without a vote. See below.

(a) The maximum annual assessment for the calendar year immediately following the year in which conveyance of the first Lot to an Owner is made and for each

calendar year thereafter shall be established by the Board of Directors and may be increased by the Board of Directors without approval by the membership by an amount not to

exceed fifteen percent (15%) of the maximum annual assessment of the previous year.

- The Covenant, Article IV, Section 4, allows for the Board to apply a once per year Special Assessment of \$300 without a vote. If a larger assessment is required, then the HOA must get 60% approval. See below.

In addition to the annual assessments authorized above, the Association may levy, in any calendar year, a special assessment for the purpose of defraying in whole or in part the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto. So long as the total amount of special assessments allocable to each Lot does not exceed \$300.00 in any one fiscal year, the Board may impose the special assessment. All special assessments which exceed the \$300.00 limitation shall be effective only if such assessment shall have the assent of 60% of Owner's entitled to vote who are voting in person or by proxy at a meeting duly called for this purpose. All special assessment shall be fixed at a uniform rate for all lots and may be collected on a monthly basis.

- The Board feels that getting a 60% approval for an assessment over \$300 might be difficult and the best plan of action is to raise the dues by 15% each year until we have sufficient reserves to cover the estimated cost to replace the trees. When we reach our goal, we can reduce the annual dues back to a level the Board approves.
- Marten's RV Park: In 2022 the HOA became aware of plans to build an RV park about 100ft to the right of Carshalton subdivision entrance. Plans for a 50-70 site RV Park on 18.8 acres. The plans for Marten's park were to subdivide the 18.8 acres into two properties. The RV Park will be on 10.43 acres and the remaining property will be a single family residence. The RV Park will have 38 spaces. The land is an unincorporated part of Spartanburg County. This park would back up to that Kenmare housing development across the street. They were seeking a site approval which is contingent upon receiving approvals from Spartanburg County Engineering and Storm water, Spartanburg County GIS and Addressing, Spartanburg County Building Codes (fire hydrant location), Startex-Jackson-Wellford-Duncan Water District (water), SCDHEC (Septic system permit), SCDOT (encroachment permit) and Spartanburg County Planning & Development (submittal of a landscape plan and a plat subdividing the subject parcels or parts thereof). No new news. We assume the approval process is still in process. We need to get this information out to the surrounding neighborhoods. The site is in District 5 and the Board of Appeals person is Marion Gramling. The Planning Commission for District 5 is James Green. Clay contacted DHEC and they were not helpful. We understand that the fire department has received a plan. Spartanburg County – the last document posted was the April 2, 2022 meeting minutes.

Anyone who can help find out any more information about RV Park or who knows how the county approval process works and what steps we need to take to voice our opposition to this RV Park, please take this on and possibly thwart efforts to keep final approval from happening.

- Lake Lyman email list: Brian English who lives on the lake has an email list to notify residents of events on the lake. You can be added to the list if you like- brianlymanlake@gmail.com
- Carshalton neighborhood has a face book page. Good way to share useful tips and communicate with neighbors. Please join.
- If a resident is having a party at pavilion/common area, please be respectful of the neighbors and keep noise down. Pavilion reserving can be done on the Carshalton webpage Carshaltonbythebay.org . Please clean up after party. Rules and regulations can be found on the Carshalton webpage. This area is limited to Carshalton by the Bay owners and their guest. Property owners must accompany guest at all times. HOA does not supply paper products or empty trash can when needed, so please help with this task if you use the facilities. Please lock the chain that covers the entrance to the park when finished using the pavilion.
- Need Keys for the Pavilion- see President Clay Addison
- A member, Desiree Laude, spearheaded efforts to do some beautification at the front. She contracted our landscape company, Dreamscape, to remove the junipers at Reflection and Carshalton for better visibility/safety. She had Dreamscape remove dead bushes and install mulch at the pavilion and entrance. Total cost was around \$4000.00. Landscapers also filled in ruts in the ditch on Jordan road. Company who made the ruts paid for this.
- Pavilion landscaping: Dream Scape has attempted to remove unsightly weeds from junipers and encountered bees and will possibly work on removing this winter.
- An HOA member has volunteered to build a second canoe/kayak rack. Estimated cost \$250.00
- Increasing our property insurance. Present policy cost is \$2222.00. Increasing our liability will cost \$241.00 bringing our policy cost to \$2463.00.
- Staining the pavilion privacy fence probably will not extend the life of the fence
- A member asked about street lights that were discussed at the May 20, 2023 meeting. The streetlights are one of our biggest costs. An investigation revealed that Duke has no meter for the streetlights. Below is a fee schedule that shows how the monthly rate is established.

	Monthly Rate	Comments
Luminaire rate	\$ 21.14	From OL(Outdoor Lighting) rate schedule
Decorative rate	\$ 28.40	Cannot get an explanation on how this number is calculated

Total Rate/light	\$ 49.54	
19 street lights	\$ 941.26	
Taxes	\$ 65.89	
Total	\$ 1,007.15	

Reports of Committees

Architectural Control Committee activity by Dustin Wullenweber

2 lot owners with additions to their property. A backyard fence and a pool being added

Current ACC activity (new builds and applications)

Currently there are 3 builds in progress:

Lot 41, 44, 45

House building construction sites are not allowed to burn construction material. If a construction site has a fire, call the Tyger River fire department.

ACC Guideline Reminders:

If your house paint is showing signs of fading, please take the initiative to **contact the ACC with repainting plans.**

If you are planning any builds or backyard additions please go to our website, read the rules and submit an application to the ACC. To view the CARSHALTON BY THE BAY HANDBOOK OF ARCHITECTURAL GUIDELINES and a list of fines and fees please check our website at Carshaltonbythebay.org

Election of 2024 Board Officers and Approval of 2024 Architectural Control Committee Members

The process of electing HOA Board of Directors and approving the ACC Board nominated members started. Voting took place. Ballots were collected and counted and the new **2024 HOA Board of directors** are:

President: Sheila Spagnolo

Vice President: Mark Mahaffey

Treasurer: Dan Miller

Secretary: Kristen Miller

Member at Large: John Leahey

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

The 2024 Architectural Control Committee Members

Mike Smith

Jackson Pernell

Dustin Wullenweber

Desiree Laude

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:10AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association