

**Minutes from Carshalton by the Bay Homeowners Property Meeting**  
**4/6/2019 10:00AM**

Saturday, April 6, 2019, 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 Tom Streck, Treasurer Jimmy McMullan, Secretary Sheila Spagnolo, and Member-at-Large Larry Pabst 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 November minutes. He recognized new residents and asked them to introduce themselves. At 365 Reflection Drive, Mike and Kristin Kowalk, and at 325 Reflection Drive, Brenda Frizzel.

Any new comers can get keys for pavilion from Rick, the president, or Jimmy, the treasurer.

We had a fee increase last year so we are reluctant to have an assessment or HOA increase this year.

Rick will be leaving 23 of May. Resigning from the board and HOA will not fill the vacancy until next year. Thank you Rick for your service!!! There will be an HOA vacancy, so interested parties should contact Rick Wyatt or any HOA member if you are interested in serving next year.

**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. Collection of 2019 HOA dues is at 99%. Our total revenue produced by yearly HOA dues collection is \$41,919.00. Total in our checking is \$25,081.51. Total in Savings is \$18,937.25. Total in escrow is \$1,100.00
- The Board determined that WC Bush Hogging would provide vacant lot mowing 5 times again this year. 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.
- Legal fees were a little higher this time because of a situation with a prospective buyer. (See explanation under General Business) Actual cost to date for legal fees is \$825.00.
- The split rail fence on Jordan Road and corners of Reflection were replaced with treated wood in March of this year?

## **ACC Report (George Goetz reports for Architectural Control Committee)**

- **Current ACC activity (new builds and applications)**

Received building plans for lots 42 & 43. Approved plans for Ashmore Homes to build spec homes. Their deposit has been received and they should begin construction soon.

House plans for lot 59 have been turned down because they didn't meet the ACC guidelines. ACC just received new plans and are reviewing them.

- **ACC reminders and violation issues:**

Warning letters were sent for debris on and around construction sites and also for unauthorized signs. The matters have been resolved without further action.

ACC has had several requests for sheds and garages. One plan was rejected for not meeting guidelines. ACC is waiting for plans to be submitted for a possible second garage on lot 72. Sheds and garages must match the house. If you are planning to build a shed or second garage, the requirements are the same as they would be for new construction. For ACC guidelines, please check our website.

[Carshaltonbythebay.org](http://Carshaltonbythebay.org)

Mailbox posts and signage – the website has the details required for our mailboxes. Rick Wyatt has matching paint for all Carshalton logo signage.

Architectural Control Committee members George Goetz, Jack Owens, Kurt Servies, Elaine Sunderlin, Jackson Pernell.

### **Input from HOA members:**

Why haven't we gotten all the dues?

### **Contracts-Rick Wyatt**

- Competed our landscaping, mulching, and other maintenance cost and the Board voted to award Precision Landscape Management the mowing/turf maintenance contract and mulching contract. Total cost came to around \$14,000.00. Precision will mow the park, edge of the vacant lots, along Jordan Road, and entrance. Will prune, fertilize park area and entrance to neighborhood. Several of our ornamental bushes have died. Precision will pull them out and mulch over them.

- Please don't give directions to our contractors. Only Rick and Tom can give contractor directions. 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 Rick or Tom in managing HOA contractors.

## **General Business:**

- **Old Business:**

A prospective buyer requested that the HOA consider allowing the combination of lot 18 and 19. If combined, the lots were to be treated as a single lot for building purposes and still be treated as two separate lots for HOA revenue purposes. The HOA wanted to make sure several safety nets were in place to protect the interest of the Homeowners Association. Before the Board would move forward with approval, legal counsel, David Holmes, was consulted. Documents must be in place to enforce the collection of two HOA dues. David explained that even though we have a letter from original developer turning over the declarant rights to make decisions, our Declaration of CC and Rs does not contain sufficient wording to allow the Board the authority to approve combination nor subdivision of lots. Only the original declarant had that authority as stated in our CC and Rs. 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.

Todd Varnadore maintains the park irrigation. He replaced irrigation valves at pavilion and the pump has been primed. If you have an event at the Pavilion, we can turn off sprinkler system. Sprinkler pulls water from the lake.

Ridgewood moved the concrete pipes on 18 and 19. They regraded 17, 18, 19 and put collection pond close to road but this still mudded the lake. Ridgewood then used the concrete pipes to redirect rain water so that it is not muddy when going into lake. Spartanburg County directed project.

- **New Business:**

The pavilion cement slab that the picnic tables rest on has several cracks. One of the cracks is considerably noticeable. The HOA had an engineer assess the cause and recommend possible solution/repairs. His determination was that the irrigation system has been leaking and may have caused a void under the cement. He recommended cutting out a section of the foundation slab and filling in the hole with packed dirt. Then pour a new slab. Tom suggested this is the most cost effective solution. Cost approximately \$4000.00

Jonna Pantellis will be taking over Carshalton by the Bay website maintenance. She will be the new webmaster for our HOA - [Carshaltonbythebay.org](http://Carshaltonbythebay.org)

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:50AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association