



PO Box 80806  
Charleston, SC 29416

## UNOFFICIAL MINUTES: NOT YET APPROVED

Board Meeting Minutes

February 22, 2021 6:30PM

Attendees: 8

Zoom Attendees: 6

- **Welcome:**
  - Meeting held at the Clubhouse as well as Zoom
  - Board Members Present: Richard Mersenski; Timothy Mattke; Samantha Durham; Sandy Rice; Doug Holladay
  - Guest Speaker – Kevin Shealy (District 2 City Councilmember)
    - **Discussion on sidewalks:** Kevin met with Mayor last week to discuss in detail. CWCA does not have sidewalk is due to the fact that the community was built in the mid 80's and was located in the county which did not require sidewalks at that time before it was annexed into the city in the late 80's/early 90's. CWCA was placed on a sidewalk request list two years ago however 186 requests are outstanding at this time. A scoring sheet is used by the City to decide which community receives funds for sidewalks. At this time the lack of cut through traffic is causing CWCA to score low on said scoring sheet. Kevin will continue to push the issue. He's currently pushing for Pinehurst, Glendale and Garden Creek roads. Glendale ranks 68 while Pinehurst ranks 105. Normally the top 10 are the chosen ones to receive funds first, and the City typically has funds for 1-2 per year.
      - Timothy's suggested idea is to push for sidewalks to run down Pinehurst first and foremost. This is due to the Springfield Elementary School having sidewalks that stop at CWCA and Asheford Place also having existing sidewalks that stop at CWCA. This would demonstrate the need of connectivity which plays a part in the selection process. Kevin to mention this new idea and reasoning as well as County Councilman/Ombudsman Carter McMillan who attended via Zoom.
    - **Discussion on intersection:** The entrance at Glendale & Ashley River needs addressing and Kevin has been pushing the issue for years. The school and the daycare are both great reasons to address the intersection as many families/children are now passing through said intersection. Now that the Harmony development is probably not happening, Kevin believes there is a greater chance for the intersection to be addressed due to the fact it remains the only entrance. Mentioned solutions: traffic light or a traffic circle. There will be a study that takes

place to see options the county will be able to provide. Kevin will keep this request high on the priority list.

- **Stormwater Authority:** High focus has been put on the Church Creek area. There is a meeting tomorrow night where the fill & build of Church Creek will be on the agenda. Kevin expressed that the more opinions/letters/feedback that comes from the community will help these types of cases and votes from within. Jessica Hardesty Norris present via Zoom (City of Charleston, developing Stormwater on Church Creek Action Plan)
- **Ashley River – Old Abandoned Parking Lot Land at Old Parsonage:** Kevin suggested a park to be built on the vacant land many years ago. Soon it will be owned by the St. Andrew's Public Service District. Green belt funds were shared to build a park. Once the property is turned over, the fire station will move into a new one on that property. The owners declined selling the front piece of the land, and thus it remains zoned "commercial"
- **Solar Panels on HOA Land Discussion:**
  - Timothy has done extensive research on this topic. Vast amounts of open land located in CWCA could be utilized for this purpose. CWCA has a little over a year left on the Pool/Clubhouse loan. At that time CWCA could take out another loan for a field of solar panels behind the pool area or within the powerline areas in general. We could take that monthly payment and proceed with this long-term investment saving the community lots of money in electricity costs in the future. This would require 2/3 of neighborhood acceptance and would involve multiple presentations and proposals in upcoming board meetings. The idea is to present the idea to the neighborhood and invite solar companies out to explain the process. CWCA would have to take out a loan in order to buy the panels; fences; and cover all start up costs but would eventually save the community money long term. The Board agrees it would be worth looking into further.
- January 2020 Minutes Approved
  - Motion by Samantha to begin posting & distributing clearly marked "unofficial" minutes within two weeks of each HOA Meeting on the community website. Seconded, Doug. All in Favor.

- **Committee Reports:**

- **Safety & Livability Committee**

- Discussion of the Wildflower Ln cul-de-sac where many residents are parking cars all around the circle causing issues with delivery trucks, trash trucks, and postal service vehicles. Asked Councilman Carter for suggestions. He will ask his office and provide an update. Parking signs/painted spots are two ideas mentioned by the Board. Carter will contact Samantha with an update.

- Completed clean up around Pinehurst Walls- Samantha, Nathan, Timothy weeded, raked/bagged/hailed away the leaves, and pulled the groundcover that was growing up the walls down. Residents Jessica and Brian volunteered their time and utilities and power washed the walls. They purchased a long hose, used their pressure washer and water from their home. Samantha presented a thank you card for the Board members to sign and will pick up a gift card to gift to the residents as a thank you.
- Upcoming project:
  - cleaning the street signs around the community
  - researching process of requesting additional streetlights. Samantha will contact Dominion Energy to begin the process as many residents have complained about specifically Garden Creek between Pinehurst and Deer Path being extremely dark and noticing people peering into vehicles late into the night / early in the morning.
- **Community Imitative Team**
  - Timothy visited 2828 Fox Lake's owner to discuss the damaged HOA fence. He asked her to go ahead and include the HOA section of her fence in the estimates she will be gathering for her personal fence. She will then present it to the Board and request funds for the HOA portion. Volunteers could be used to help demo the old damaged HOA fencing to help save money on the project.
  - 2008 Wild Flower fencing issue – Timothy was unable to meet with this owner and will revisit it within the next month
  - Sandy Rice to investigate removing the old rose bushes within the timbers on HOA land. If able to remove she volunteered to address.
- **Social**
  - Two more welcome baskets delivered within community this past weekend
- **Pool & Clubhouse Committee**
  - Committee met one time this month
  - Stucco repair quote still has not been received due to a COVID sickness. Timothy has also reached out to Fogle Services for a quote.
  - Discussion of the clubhouse rental rate of \$150 plus the COVID cleaning of \$250. CWCA does not rent the Clubhouse to anyone who is not a resident of CWCA and will continue this process. Tim asked if perhaps we should lower the rental rate to increase rentals or set up a prescreening process. All in favor to leave the rental rates as is for now which includes the \$250 COVID cleaning fee as the liability remains too high for a non-professional service to provide such cleaning.
  - Issue with the thermostat at the Clubhouse two weeks ago. The temperature was reading 102 degrees as the wiring around the unit was damaged. Repaired by an outside vendor and Timothy will contact the landscape crew to ask to discuss the damage to the wiring as it appeared to have been done by a weed eater.
- **ARB Committee**
  - (4) Request for Approvals submitted and approved in Dec/Jan. (house renovation; fence installation; deck/sunroom renovation; screen porch/pergola/sunroom renovation).

- (13) Violation Letters Mailed out 2/8/21 from January violations. The next batch will be sent out on 3/8/21.
  - Lisa Dubay submitted her ARB Resignation on 2/22/21
  - (3) accounts currently have recently posted ARB Fines to date and (2) still have not responded. They are currently all still in violation.
  - Discussion of loud unregistered jeep in the community and a written complaint from a resident was shared amongst the Board.
- 
- **Misc. Business:**
    - Newsletter topics/bios/articles due to Kayce by March 10<sup>th</sup>. Samantha to gather board member bios and pass along by this date.

**Adjourned 8:15PM**