



PO Box 80806
Charleston, SC 29416

UNOFFICIAL MINUTES: NOT YET APPROVED

Board Meeting Minutes

May 24, 2021 6:30PM

Attendees: 11

Zoom Attendees: 5

- **Welcome:**
 - Meeting held at the Clubhouse as well as Zoom
 - Board Members Present: Timothy Mattke; Samantha Durham; Sandy Rice; Doug Holladay
 - April 2021 Minutes Approved – send final to be posted to Website

- **Neighborhood Participation:**
 - Resident (Onalee Avinger) present to speak about the Food Trucks. Gave many suggestions for future trucks to schedule. Also asked why the Legare vegetable bus isn't coming to the neighborhood this year. Samantha provided two news articles to help residents understand why the Board voted to not have the bus in the community this year. Links to the articles are listed below for reference. Opinions on the matter seem to be different between some residents present and the Board. Timothy suggested that if there are enough residents that are interested in having the bus come back to the community, they could attend an HOA meeting and voice their opinions. At that time, if there are enough neighbors in favor of such, the Board would be willing to bring the subject back to the table to vote on it again. Otherwise, the Board has made the executive decision not to do business with Legare Farms and has begun looking for an alternative for produce for the neighborhood. In the meantime, if Legare Farms decides to address the issues with a public apology, the Board would again review their decision. Links to review:
 - <https://www.google.com/amp/s/www.live5news.com/2020/08/30/local-naacp-leader-pastor-responds-viral-post/%3foutputType=amp>
 - https://www.postandcourier.com/blog/raskin-around/charleston-area-brewers-cut-legare-farms-ties-after-owner-praises-kenosha-shooting-suspect/article_a9ff434c-03ea-11eb-b0aa-5bae97ccb08b.html
 - Resident (Sabine Hagan-Ford) present to make a complaint regarding an encounter with a husband/wife on small dirt bikes/motorcycles driving through the community from Asheford Place. She was out walking her dog when they sped past; she confronted them with the rules CWCA has in place for such activity. She would like to make flyers and pass the information listed in the October 2020 newsletter out to the Asheford community so they are aware of

the restrictions placed for such activities. Kayce will send the Oct. 2020 write up to Samantha.

- Resident (Lisa Lewis) present to praise the recent Food Truck social gathering. All are very thankful and would love it to continue in the future. Many food trucks were suggested.
- Resident (Jade Tuttle) present to discuss the dog waste stations again. She would like to explore the idea again and provide the Board with a proposal to review in the near future.

- **Committee Reports:**

- **Landscape**

- Timothy was able to cut a wider path along the powerlines with his mower. The Board discussed the future bushhogging need and Samantha made a motion to go ahead and have the bushhogging done by the next meeting. Sandy and Doug second the motion. Approved.
- Timothy to work on getting the PDF finalized to send out to all the residents who were willing to submit a tree trimming request online. Once these requests are sent in, he will follow up with Kevin Shealy and make sure he is on board with helping push the project.

- **Safety & Livability Committee**

- Street Lighting revised proposal presented and discussed. Three lights (instead of the 10 original lights) were requested by Samantha and for install only the cost was \$7,208 and around \$66.83 in monthly costs. City contact, Ryan Porter, will eventually be coming out to meet with Samantha to do a site visit but hasn't been in contact since the last meeting. The areas Samantha would like to address for now is – Pinehurst at Ashford; Winding Tree park area; Garden Creek and Wildflower (blind curve).
- Tree Trimming proposal presented and discussed – Conor Tree Trimming quoted (3) areas: Pinehurst/Garden Creek; Winding Tree; Glendale last month. Grand Total for all tree trimming came in for \$26,900. Samantha then contacted Rather Fish Tree Division whom quoted \$3,200 to lift all the canopy throughout the community. Conor came back after Samantha reviewed the new details and said they would be willing to clear out the Winding Tree park area scope for \$2,750. Discussion held regarding what was more financially wise for the community. Samantha will gather more information from Rather Fish to make sure haul off costs are included and what exactly the scope of work quoted entails. She will also mention the damaged electrical line at the Clubhouse in hopes it will be deducted from the tree estimate in good favor. Once more information is received the Board will review this project once more
- Samantha, Sandy and many other residents have started cleaning up the leaves in the Winding Tree park. They have several more days of work left and would appreciate more help if possible; resident Esi Point offered to help and provided her phone number to Samantha. Timothy was able to take down the Bradford Pear without using an outside vendor. Multiple residents also donated yard bags to help with the project

➤ **Community Imitative Team**

- 2008 Wild Flower fencing issue – Timothy met with the resident and discussed the concerns regarding the HOA fencing. Timothy is willing to provide the labor portion of work if the HOA reimburses him for the lumber. He estimates needing (6) posts and (5) fence sections. He submitted a rough proposal for the project and the Board discussed. Sandy made the motion to move forward on this project for a max price of \$500. Samantha and Timothy second. Approved.
- Doug and Timothy to take a look at the fence that backs up to the Garden Creek HOA area from the resident's home (Fox Lake). Kayce to send the homeowner an update so he knows the Board is working to correct the situation.

➤ **Social Committee**

- Welcome baskets delivered within community – up to date on all new residents
- Samantha and Keri worked together to organize the Food Truck event on May 22 and hope to organize more in the future.

➤ **Pool & Clubhouse Committee**

- Timothy to spray the courts in the next two weeks to get rid of the weeds and then attempt to pressure wash
- Termite Inspection Repairs still pending for the Clubhouse. A new quote was reviewed for the stucco repairs in the amount of \$3,350 and the quote was approved by the Board. Doug to move forward with scheduling the work to be done as soon as possible.
- Pool Rules for 2021 posted on the Website and Facebook regarding the tables and chairs. Many residents have complained about them not being out on the deck and available for use. Atkinson Pool Company says that the DHEC website has not updated any rules but suggests CWCA follow the guidelines posted. Doug made a motion to return the chairs and tables to the pool deck with updated guidelines. Samantha and Sandy second. Approved.
- Doug made a motion to terminate the requirements for the COVID cleaning fee charged to all Clubhouse renters and instead make sure there is at least 72 hours in between each rental. Timothy and Samantha second. Approved.

➤ **ARB Committee**

- (0) Request for Approvals submitted in April.
- (1) Request unapproved by the ARB so reviewed by the Board. Decision was made to not approve the request and offer a chance to have it re-evaluated if they submit a full scope of work to include all prep work. They submitted and the HOA Board decided to approve the project as is along with a \$25 fine as they did not have the project approved prior to beginning the work.
- (8) Violation Letters Mailed out 5/10/21 from March violations. The next batch will be sent out on 6/10/21.
- (2) accounts currently have recently posted ARB Fines to date and (2) still have not responded. They are currently all still in violation.

- **Miscellaneous Business:**

- Newsletter topics for the third quarter regime mailing is due by 6/15/21 from each committee if they would like to include a blurb.
- Samantha and Sandy working on a flyer to go out to the community regarding debris regulations as many homeowners are setting out debris too early as well as items that are not picked up by the city or county. Will be included in the newsletter and regime fees mailings.

Adjourned 8:13PM

DRAFT