



PO Box 80806
Charleston, SC 29416

UNOFFICIAL MINUTES: NOT YET APPROVED

Board Meeting Minutes

June 28, 2021 6:30PM

Attendees: 7

Zoom Attendees: 4

- **Welcome:**
 - Meeting held at the Clubhouse as well as Zoom
 - Board Members Present: Timothy Mattke; Samantha Durham; Sandy Rice; Doug Holladay; Richard Mersenski
 - May 2021 Minutes Approved – send final to be posted to Website
- **Neighborhood Participation:**
 - Resident (Sabine Hagan-Ford) present to present the flyers she drafted regarding the ATV rules as published in the October 2020 newsletter. Kayce to make copies for her on letterhead to pass out to the Asheford community so they are aware of the restrictions placed for such activities.

- **Committee Reports:**

- **Landscape**

- Next bushhogging to be schedule around Labor Day unless the height of the grass gets out of control by then and the Board requests it earlier
- Fallen tree on Garden Creek has been cut up into pieces. The Magnolia tree was also damaged when the tree fell
- Glendale tree has fallen near the basketball court. Marcus and Timothy will get together to cut up the tree in the next few weeks
- Leave on Garden Creek and Pinehurst- complaint from resident was discussed. Landscapers not responsible for hauling leaves away more than two times per year. It is a fineable offense by the city for yard debris to be blown into the street. Resident encouraged to report any violators directly to the city

- **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, has completed site visit and is working with Dominion Energy to relamp lights in neighborhood as well as repair any broken panels. All lights will match existing.
- 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. RatherFish quoted \$13,200 for comparable projects. 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. 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 continued to clean up the leaves in the Winding Tree Park. They have several more days of work left and would appreciate more help if possible

➤ **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. Unfortunately, Timothy under bid this project as lumber prices are on the rise and he choose not to move forward as the costs surpassed the previously approved amount. Timothy moves to remove the sections of fencing lying on the ground; cleaning up the area; and leaving as is for now due to lumber price; Richard seconds; pass.
- Timothy took a look at the fence that backs up to the Garden Creek HOA area from the resident's home (Fox Lake). Timothy said the fence is not in bad enough condition to repair right now. He will visit the resident and explain the situation.
- Discussions of the proposed Basketball Tournament Fundraiser. Ideally the tournament would take place in the Fall (first or second week of November). Advertising such would be great to do for two months prior to the event. Doug is not in favor of advertising CWCA's amenities to the public. Timothy to work on putting together a detailed plan for the Board to review and vote on in August.

➤ **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 in June and planning to have another one before the end of Summer. Samantha proposed parking the food trucks in the clubhouse parking lot; Richard and Sandy second. Passed.

➤ **Pool & Clubhouse Committee**

- Stucco repairs have been done at the Clubhouse. Quote for new shutters reviewed. Due to costs the decision to keep the shutters off for now was voted on and passed (Samantha made motion; Richard seconds; all in favor). This will be saving roughly \$1400 and the Board believes leaving the shutters off is also a cleaner look too. Community members present on Zoom chimed in with approval.
- Guests limits for pool use was discussed. Pool parties have been topic of discussion. Normally the residents can bring as many guests as they'd like. Years ago, this was restricted to (2) guests and was monitored by the hired lifeguards. Since CWCA no longer pays lifeguards, restrictions on guests are harder to enforce. However, in the event of any issues, the Board can review the security

camera footage. Discussed to lift all COVID restrictions at this time. Motion made by Richard to lift COVID Restrictions; Sandy seconds; passed.

- Bulbs on the tennis courts need to be replaced. Doug to work on this.
- Basketball courts have been pressure washed and “Play at your Own Risk” signs have been placed on the Court due to the court needing repair. Once monies become available this project will be discussed.

➤ **ARB Committee**

- (1) Request for Approvals submitted in May.
- (11) Violation Letters Mailed out 6/10/21 from May violations. The next batch will be sent out on 7/10/21.
- (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:**

- Third Quarter Regime statements to hit the mail on 7/1/21
- Samantha and Sandy worked 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. This was included in the newsletter and regime fees mailings.
- One particular car parks in the Clubhouse parking lot everyday for multiple hours each day. Car was approached by Timothy and Samantha before this meeting, and owners of car said they “lived around here” but were very vague. Discussion of perhaps displaying a new sign stating “Members & Guests Only”. Police have been called and made aware of the situation. Board members to keep an eye out for the car and report to the Police.

Adjourned 8:13PM