

## **Minutes of 2015 Annual Meeting of Members of Pine Forest Country Club Community Association, Inc.**

The annual meeting of the Members of Pine Forest Country Club Community Association, Inc. ("Association"), a South Carolina nonprofit corporation, was held on January 20, 2015 at 6:00pm at William Reeves Elementary School, 1003 DuBose School Road, Summerville, SC 29483.

The first meeting was called at 6:00 p.m. There being no quorum present, at 6:15 p.m. a second meeting was called to Order by Lynn Goettee, who acted as Chairman for the meeting. Sandy Meier acted as Secretary for the meeting.

### **Call to Order**

Lynn Goettee called to order the meeting.

### **Pledge of Allegiance**

Lynn Goettee led the Pledge of Allegiance.

### **2014 Minutes**

Copies of the minutes of the 2014 Annual Meeting were made available to attendees. Lynn Goettee read aloud the minutes from the 2014 Annual Meeting. Lynn Goettee asked for any objections to the minutes as written. With no objections, the minutes were approved.

### **Announcements**

Lynn Goettee made administrative announcements and introduced/acknowledged the Board Members and Officers:

- D. Sherwood Miler, III, Board member and President (not in attendance)
- M. Stephen Varn, Board member (not in attendance)
- Lynn Goettee, Board Member (in attendance)
- Paul Glazar, Vice President (in attendance)
- Lori Miles, Treasurer (in attendance)
- Sandy Meier, Secretary (in attendance)

### **Old Business & 2014 Activity**

Paul Glazar reviewed the board activities and topics from the previous year including:

- Retention ponds and drainage ditches maintained from overgrowth. Completed Town of Summerville required pond maintenance which cost approximately \$18,000
- Maintained common areas to include grass and shrub trimming throughout our common areas
- Replaced fence boards and signs due to vandalism
- Managed dues collection
- Sent out letter as-needed to residents concerning garbage cans, trash cans, boats, trailers, etc.
- Combining our HOA with The Gables has been put on indefinite hold due to the Gables' inability to fill their officer positions in their association and vote on the issue. In the event that it is approved by The Gables, then we vote on issue.

- We will keep money in the budget for the anticipated legal fees.
- The Garden Club decorated the bridge and light poles for the Holiday season.
  - HOA installed decorations for the holidays and replaced stolen decorations
  - Reflectors installed on Congressional Blvd., and Glen Eagles after paving was completed
  - Worked with Government officials to get a street light installed at the intersection of HWY 78 and Industrial Blvd.
  - Installed new plants at the Butternut entrance
  - Held Annual Neighborhood Yard Sale on 9/20/14
  - Made yearly contribution of services to The Gables in lieu of money

### **New Business**

Paul Glazar introduced new business including:

- Thanked homeowners for following the neighborhood covenants and making Pine Forest a great place to live.
- Advised that we are in the preliminary stages of planning to replace entrance sign at Butternut and Congressional. Asked homeowners to submit by email any suggestions they might have for the new entrance sign.
- Advised of boat yard closing.
- DR Horton started the first phase of 159 houses. Land clearing for phase 2 is now underway. Phase 3 is still owned by the developer.

### **Treasurer's Report**

Lori Miles presented the Treasurer's Report and the budget for 2015. Lori answered all budget questions.

### **Question and Answer**

Paul Glazar read aloud all questions that were submitted in writing prior to the meeting. The Board Members and Officers answered each question. Paul Glazar opened the floor up for discussion.

Topics discussed were:

1. **DR HORTON Homes:** Discussed the difference in phase 1,2 & 3. Phase 3 is the last phase
2. **HOA DR HORTON:** New homes will be members of our HOA. This new section also has their own HOA run by DR HORTON. Homeowners in this section belong to 2 HOAs.
3. **Association Debt:** The HOA is debt free and in good financial health. We try to be frugal with money.
4. **Roads:** The Town of Summerville is responsible for all roads
5. **Easements:** The Town of Summerville owns easements
6. **Antennas and Satellite Dishes** cannot be prohibited as per FCC and addendum to covenants. Covenants are on the website.
7. **Trash Cans:** Trash cans must not be in view the street and shall not be left on the street for more than one day
8. **Solar Panels:** This is something that will addressed by the ARB. Homeowners need to submit form from website. Homeowner discussed tax credits for solar.

Back of house installation is desirable.

9. **Dues Increase:** An increase was necessary to keep up with the increased maintenance costs, reserve fund plan, and expenses.
10. **Interest Income:** Rates earned are low, but at market.
11. **Reserve Fund:** Paul Glazar explained the purpose and goals of the Reserve Fund and the study that was conducted to determine the amount needed.
12. **Boat Storage:** This area was privately owned by Sherwood Miler and is no longer available. Homes will be built on the land. The HOA does not have any responsibility to provide boat storage.
13. **Speed Bumps/Speed Humps:** Discussed pros/cons. The town has a specific process including a petition and traffic study in place for homeowners who want to pursue the issue. The process is posted on the HOA website. Homeowners must pay the cost of installation. There were homeowners both for and against the issue. Discussed planned speed humps planned for DR HORTON area. HOA will see if still in the plan. One homeowner felt that the Town Engineer violated ordinance by including without homeowner approval
14. **Developer Owned Land:** The developer does still own enough land/lots for voting – including approximately 8 acres behind Congressional Blvd., and more acreage off of Bellerive.
15. **Common Areas:** A map of all common areas owned by the HOA is available on the website. On some cul-de-sacs, the land at the end of the street is a common area and is maintained by the HOA. Dead trees on common areas will be handled by HOA.
16. **Crime:** Due to recent crime in the neighborhood, the HOA will talk to the Town of Summerville about increasing the street lights in the darkest areas. Neighborhood Watch was previously started and signs installed, but interest waned. The HOA would offer support to homeowners who want to start a Neighborhood Watch. Homeowner shared that police advised that having a fence, motion detector lights, alarm, and dog are helpful
17. **Country Club Membership:** Not required. Completely separate from HOA. Anyone is allowed to eat at the clubhouse.
18. **Parking on Common Areas:** No parking is allowed on any common area. Plants installed in some areas to eliminate parking.
19. **No Soliciting:** Suggestion to consider no soliciting signs at entrances
20. **DR HORTON ARB:** Colors used have all been approved by the ARB. Height of homes approved.
21. **Storm Drain Runoff:** Town responsible. HOA will follow up with town.
22. **ARB Guidelines:** All brick is not required on golf course homes
23. **Roof Colors:** Black roofs are required on all homes
24. **HOA Meetings:** Homeowners would like a newsletter or email updates throughout the year of activity
25. **Stop Signs:** Town installing stop signs where they should not be. It is the Town's decision where stop signs are placed.
26. **Yard Waste:** Homeowners should not place waste where it will fill storm drains
27. **Hazeltine Fence:** Can fence be placed on Hazeltine? HOA will consider issue.
28. **Reporting Violations:** The HOA wants homeowners to report violations. Paul

Glazer stated that he does not mind knocking on doors to enforce covenants.

**Adjournment**

At approximately 7:55 p.m., a motion to adjourn the meeting was made. With motion seconded and unanimously carried, Paul Glazar adjourned the meeting.

Minutes submitted by: Sandy Meier

Minutes approved by: