

**Minutes of 2019 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 15, 2019 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.

**Announcements**

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

- D. Sherwood Miler, III, Board member and President (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)

**2018 Minutes**

Copies of the minutes of the 2018 Annual Meeting were made available to attendees. Lynn Goettee asked for any objections to the minutes as written. With no objections, the minutes were approved.

**Treasurer's Report**

Lori Miles presented the Treasurer's Report and the budget for 2019, provided copies of financials to everyone, and answered all budget questions.

Topics discussed were:

1. Discussed why 2019 budget for Internet Expenses is \$600 when 2018 Expense in this category was \$650. Explained what is included in this category in 2018 vs 2019.
2. Discussed pond expense, who owns and maintains which ponds, the requirement from town to clean out ponds, and the importance of our reserve fund for pond expenses in the event of disaster.
3. Discussed "Rental Expense" is for costs/donations associated with having our meetings at the school.
4. The Reserve Fund was explained.
5. The front landscaping work is completed in lieu of payment to the Gables HOA.
6. Landscaping fees – Discussed scope of work and fees charged. Legacy landscaping charges and work is handled by that association – This association does not pay for landscape work in the Legacy section and does not have control over what landscape company is used or what landscape work is done.
7. Property Management Fees - discussed the cost of hiring a property management company vs a volunteer board.
8. The HOA is debt free, has a reserve fund for disaster emergencies, and in good financial health.

**Old Business & 2018 Activity**

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

1. Ponds and drainage ditches maintained from overgrowth.
2. Weed and brush control of 11 detention basins, catch basins, and numerous drainage ditches.
3. Maintained all common areas to include grass cutting, shrub trimming, planting, and cleanup.
4. Reminded everyone about the common area land increase from the donation from the developer of the two lots that comprise the open space on Congressional across from the Gables. This area was fenced in this year with a low wooden fence.
5. Maintained/repaired common area fencing due to vandalism and age.
6. Managed dues collection. 2019 began with 734 homes and 13 lots.
7. Mailed letters to residents who were in violation of covenants regarding garbage cans, boats, trailers, etc. Homeowners are helpful in reporting violations to the HOA.
8. DR Horton has continued the development of The Legacy addition to Pine Forest.
9. Combining our HOA with The Gables is still on indefinite hold due to the Gables' inability to find volunteers to fill their officer positions in their association and vote on the issue. When this is approved by The Gables, then we vote on issue.
10. Advertised and supported the Annual Neighborhood Yard Sale in September.
11. Made a yearly contribution of services to The Gables in lieu of money.
12. The HOA assisted the Garden Club in decorated the bridge and light poles with baskets and garland for the Christmas season. The Garden Club donates their time and resources to this effort and does a beautiful job. Neighbors expressed appreciation.
13. Decorated the entrance sign and installed wreaths on the back of the stop signs for the holidays.
14. Worked with the city of Summerville to make various repairs to streets and sidewalks including adding a four way stop at the golf course entrance and Olympic Club Drive as requested by homeowners.
15. Improvements to the front entrance and cul-de-sacs to include plantings.
16. Proactively cleaned up before then after storms and predicted hurricanes in an effort to reduce flooding.
17. Replaced the entrance sign at Renau toward Industrial Blvd.
18. Replaced a large number of street signs that were stolen.
19. Managed concerns emailed to the HOA by homeowners.
20. Managed Gables dues invoicing, dues collection, and property sale/transfer requests from attorneys.
21. Improvements to the front entrance and pond area including plantings, sign maintenance, pond maintenance, fountain maintenance, flag replacement, pond pump replacement, pond lights replacement.
22. Worked with town and residents to push UNIFRAX to solve their air pollution problems.
23. Gave special thanks to Bill Hearn, a homeowner, for his fast action and contribution to fixing Renau Blvd at the wash-out after the last big storm. Bill Hearn serves on county counsel.

### **New Business**

Paul Glazar introduced new business and thanked homeowners for following the neighborhood covenants and making Pine Forest a great place to live.

1. **Election of Officers and HOA:** There are no elections this year. The HOA Board Members and Officers present at this meeting volunteer for this position and are homeowners and your neighbors.
2. **Property upkeep:** Discussed status and condition of homes including foreclosures in the neighborhood. The HOA wants to be notified about properties where poor upkeep is a concern. On bank-owned properties, the bank is responsible for maintenance but the HOA has, on occasion, handled mowing at foreclosed homes. Instructions were provided on how to notify the HOA so that we can investigate and

correct property upkeep issues.

3. **Legacy Section HOA:** Discussed that the HOA managed by DR Horton will likely be turned over to the homeowners when building is complete. Those homeowners may have the option to establish a volunteer board instead of using the current management company. Explained the work that goes into a volunteer board.
4. **Land Donation:** The developer, Southeastern Country Club Group, has donated three acres of land to the HOA. The land is located behind LaCosta. The HOA currently has no plans to develop this parcel of land.

### Question and Answer

Paul Glazar read aloud all questions that were submitted in writing prior to the meeting. The Board Members and Officers first answered each submitted question then opened the floor up for additional discussion as time allowed. Topics of discussion were.

1. **Flags in Front Area:** The flags are for utility marking. Ultimately, there will likely be homes in that area that would be part of our neighborhood and HOA. That parcel is currently for sale.
2. **Leland Cypress Trees:** The trees that are unhealthy will be replaced with a different kind of tree.
3. **Yard Debris (Bag or no-bag):** The HOA does not have a regulation on requiring bags, but using bags cuts down on problems that yard waste on the street creates. Yard waste, whether bagged or unbagged should be placed as close to the curb as possible away from mailboxes and storm drains. Branches must be cut to 4ft length or smaller. Grass clippings should not be placed where they will flow into storm drains during rainfall. Yard waste should not be left on the street for days.
4. **Developer on Board:** There is 3% left to be developed before the developer is not on the HOA board.
5. **Fiber Internet:** When will it be available to all? We don't know.
6. **Ponds:** Discussed where ponds are located, who has access, who is responsible for maintaining, town involvement and regulations, drainage problems, flooding concerns, drain blockage, golf course procedures, things homeowners can do to help such as minimizing grass clipping flow into storm drains.
7. **Potholes:** Discussed condition of roads in Olympic Village. Russ Cornette of the Town of Summerville has advised us that repaving is planned.
8. **Annoying Vehicles:** Several homeowners described vehicles that are an annoyance due to being loud. HOA advised to get license number and contact police.
9. **Garden Club** Christmas decorations acknowledgement, thanks, and appreciation of the great work. Homeowners were very appreciative and complimentary of the Garden Club.
10. **Olympic Club Drive school traffic:** Homeowners on Olympic Club Drive and those that use that route during school traffic times are concerned about the on-street parking of parents picking up children, speeding through that area, school bus traffic, and inconvenience getting in and out of driveway.
11. **Speed Bumps / Speed Humps / Traffic Calming:** The board explained that the streets are owned by the Town of Summerville and that 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 take on the petition work themselves and pay the cost of installation. There are homeowners both for and against traffic calming measures.
12. **HOA & Country Club relationship:** Would the HOA ever be required to support the country club? No, the HOA and Club are separate. The HOA can never take over the golf course or the club.
13. **Sheds and Driveway Extensions:** All sheds, driveway extensions, modifications to home and lot, require approval from the Architectural Review Board. Explained the type of shed that would be approved and process to complete application.
14. **Tree Removal:** The Town of Summerville governs tree removal.
15. **Property Condition:** Complaints were voiced about specific properties that neighbors consider to be poorly maintained or are in violation of covenants with improperly parked vehicles. HOA explained that registered letters are being sent and a fine policy is in place.

16. **Street Parking:** The Town of Summerville has jurisdiction over on-street parking and enforces laws related to parking such as cars parked the wrong way on the street and parking on the street for more than 24 hours consecutively. Homeowners should inform the police about parking violations while the violation is in process instead of reporting to the HOA, who has no jurisdiction, then when we drive by the car is gone.
17. **Golf Carts Driven by Underage Children:** The board explained that the Town of Summerville is responsible for enforcing all traffic laws on our streets including golf carts. Basically, the law states that if you have a valid driver's license and a golf cart permit you may drive the golf cart during the day within four miles of your home or business and on secondary highways.
18. **Difference between Master HOA, DR Horton HOA managed by First Service Residential (fka Crown Management / CMG), and Architectural Review Board (ARB) in Legacy section:** Homes in The Legacy section belong to both HOA's and owners are responsible for both dues. DR Horton HOA is responsible for maintenance of common area including ponds in the Legacy section.
19. **Ponds in Legacy section:** Pond maintenance is handled by DR Horton. All ponds are "dry ponds" except the pond by the mailboxes
20. **Multiple HOAs and Dues:** Explained where each HOA starts and stops within the neighborhood and what services are provided by each. This HOA is the master HOA and Legacy is a SUB. The Gables is separate. The dues in Legacy are higher because their HOA administration is handled by a management company VS our volunteers. Discussed the Gables merging with our HOA; explained that we want the merger but their HOA has to meet their own criteria set forth in their covenants before they can legally proceed; there is nothing more we can do at this stage.
21. **UNIFRAX:** Homeowner on Stonewall Ct reported that the fibers are still an issue there. Health concerns were expressed. There are three monitoring stations in the area – a monitoring station is still in place at the Trago's home. Continue to report instances of the fiber to SCDHEC. Information is on the HOA website.
22. **Solar panels:** Homeowners need to submit the ARB form on the website for rear-of-house installation only.
23. **Are Chickens Allowed:** No chicken coops allowed.
24. **Rumphs Hill Creek property for sale:** This parcel of land that is in the woods on the left side of the fairway on the golf course side of Rumphs Hill Creek is not part of Pine Forest.

### **Adjournment**

At approximately 7:25 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: