

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

April 3, 2013, 6:30pm

5404 Nesting Place

- I. Attendees: Carlisle Harrison, Rodney McLeod, John Thompson, Mark Buehl, and Robert Young. Guest: James Herrington
- II. Call to Order: Carlisle Harrison called the meeting to order at 6:30 pm.
- III. Approval of Minutes: February 6, 2013 and March 1, 2013 minutes approved by the Board.
- IV. Committee Reports
 - a. Preservation Lane Report: Robert Young provided a verbal update and requested James Herrington, a civil engineer and member of Preservation Lane, to present his experienced and professional judgement answering the question: What is the best/most economically feasible option for bringing Preservation Lane back to an acceptable/safe/pleasing roadway taking into consideration the short and long term effects of that solution? Carlisle Harrison specifically asked to him to state criteria he would recommend for making a decision on resurfacing Preservation Lane. His recommendation are as follows; serviceability, durability, appearance and cost. Mr. Herrington's assessment is that placing crushed concrete in the pot hole areas and having a small front loader drag the road to even out the road and remove vegetation was the most economical and best long term option for Preservation Lane. Robert Young had a formal colleague, current lead civil engineer for Dorchester County; take a look at Preservation Lane. It was his recommendation that either crushed concrete or a "plantation mix", which has more finely crushed concrete with sand mixed in, was the best solution given the road base and economics of the situation. Action item was for Robert Young to solicit bids from contractors to provide and spread crushed concrete on Preservation Lane. (June 5, 2013)
 - b. ARB: Mark Buehl submitted report: 2 fences approved as submitted. There is an issue with 8669 concerning the outside stairs being rotten and unsafe. Letter will be written to owner. Question was asked if we can we institute a \$500 cap, where Mark can approve repairs from Greenery below \$500. Anything higher would go to the board for approval.
MOTION: \$500 limited approval authority cap for ARB board representative before requiring Board approval. John Thompson seconded the motion and motion was approved by Board members.

The following homeowners were appointed to ABR by unanimous vote: Mark Beuhl, Jeff Cook and Will Terrell. Appointment notification letter is to be endorsed by appointee and return to the HOA Secretary.

Report from Mark will be an attachment to the meeting minutes.

- c. Treasurer Report: John Thompson submitted Treasurer Report.
MOTION: Does the Board accept the \$1000 payment as payment in full for Richardson (lot 26) owed, which has a current balance of \$1,436.90, with the caveat that a signed agreement will also be required from Mansour stating that he will be personally responsible and guarantee future payments for the HOA dues on lot 26 going forward. Motion was seconded by Robert Young then voted and approved by full Board.
There are current no concerns with the CY 2013 operation account.
MOTION: Request for the board to accept the new mosquito control/abatement contract from Southern Mosquito Control. Seconded by Mark Buehl and approved by Board.
Action item: John will contact Mark Johnson about Lot 30 being excluded from Preservation Lane and attempt to confirm any/all documentation to that effect. (June 5, 2013)
- d. Community Property Advisory Committee (CPAC): (No CPAC report submitted pending the appointment of Board member to serve as chairman. (June 5, 2013)),
- e. Community Interface Advisory Committee (CIAC): Rodney McLeod submitted CIAC report. Food at annual meeting was well received and the website is being updated with new information. Need official charters to post to website, and Carlisle will send to Rodney for posting. 4th of July picnic and fall festival- need to decide what we are going to do by next Board meeting. Input from newsletter needs to be submitted by 12th of the month. (June 5, 2013)

V. Old Business

- a. Problem and Issues Tracking Tool: Report deferred to a later date. (To Be Determine (TBD))
- b. ARB's Refuge Work Sheet: Viable Actions Plans Report deferred to later date. (To Be Determine (TBD))
- c. Directors Review of Covenants and Restrictions and Board Training: (No Update) Previously provided Board Training Plan topics and pending Covenant and Restrictions and By-Laws operational checklist will be implemented in CY 2013.(June 6, 2013)
- d. Strategic Plan: Carlisle Harrison briefed the board on Lot 24 asking price and financial terms offered by M&R Construction. The lot could be used in a number

of ways to benefit the community, and due to time, the discussion was delayed until the next meeting. Pond maintenance RFP is still in the works. (June 5, 2013)

- e. HOA File Plan: Emphasis is now to be placed on establishing a HOA's Book of Minutes. (To Be Determine (TBD))
- f. Disaster Preparedness Plan: Carlisle Harrison briefed he attended and passed the Community Emergency Response Team Training. Currently developing a charter for Disaster Preparedness and Public Safety Advisory Committee. (June 5, 2013)
- g. Flag Policies and Protocol: (No Update) Rodney McLeod briefed that the display of the U.S. Flag is without restriction if displayed appropriately. Board will be updated on possible recommendation and comparison with other neighboring communities. (June 5, 2013)
- h. CIAC's Refuge Work Sheet: Work Sheet deferred. (To Be Determine (TBD))
- i. Rodney will be putting together a list of names & addresses along with contact information for everyone in the community. List will be used to recruit volunteers for Advisory Committees. Outsourcing of ARB's responsibilities for Use and Restriction is to be reviewed) (June 5, 2013)

VI. Next Board Meeting: June 5, 2013, The Pavilion, 7:00pm

- a. An Owner asked to board review the topic of business solicitation. This request was prompted by large furniture truck and trailer selling furniture out of back in the Refuge. After discussion it was concluded that there are no solicitations signs and it was felt that this was an infrequent occurrence and would be monitored to see if signage need to be procured. Possible topic for CPAC to consider. (Item Closed)

VII. Adjournment: Rodney McLeod moved to adjourn, John Thompson second meeting adjourn at 9:00 pm.

Approved _____
Carlisle Harrison, President

Recorder
Robert Young

