

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

McLeod Residence

November 19th, 2014, 7:00pm

1. Attendees: Rodney McLeod, Smith Riviere and Robert Young.
2. Call to Order: Rodney McLeod called the meeting to order at 7:09 pm.
3. Approval of Minutes: The October 12th Minutes are approved with minor edits.
4. Committee Reports
 1. ARB: Rodney McLeod reported that James is handling all request in a timely manner with no issues to report. The October meeting to review the ARB policy manual was canceled, Rodney will check with James for way forward.
 2. Treasurer Report: Robert Young presented the annual budget and recommended to maintain the \$630 annual assessment for next year.
 - Smith motioned to approve the annual budget for 2015 as presented by Robert. Robert 2nd the motion. Motion passed unanimously
 - Rodney Motioned to maintain the Annual assessment at \$630 per the Treasurer and CPA recommendation. Robert 2nd the motion. Motion passed unanimously
 3. Common Property Advisory Committee (CPAC): Smith Riviere reported that there was not a committee meeting last month. Committee is reviewing dock and pavilion upgrades
 4. Community Interface Advisory Committee (CIAC): Meeting was scheduled for 15 October, but nobody attended. Fall event was canceled because that is the only ime Rodney had available to support. Rodney updated the community directory and forwarded it on the Carlisle and Flora for Welcome committee. Next event will be the annual meeting at Coosaw Creek Country Club.
 5. Preservation Lane Advisory Committee (PLAC): Robert Young and Mr. Herrington have schedule a load of Crushed concrete to be delivered next Friday so the holes on the lane can be filled. Robert will work with Mr. Conner to develop a schedule to complete the repairs on the lane. Rodney will research information pertaining to the Preservation lane fence maintenance determination.

6. Disaster Preparedness and Public Safety Advisory Committee (PSPSAC):
Delayed until next meeting.

5. Old Business

- a. HOA Strategic Plan: Delayed until next meeting..
- b. HOA File Plan - Delayed until next meeting.
- c. Board Outsourcing and Volunteers – Smith wants to review with Rodney to update the edits. Scheduled for the first week of December.
- d. Preservation Lane Litigation: Mediation is complete and the agreement is outlined. Robert will coordinate with Will Conner to develop the maintenance plan to complete the base installation and applying the top dressing.
- e. Legal Determination on Consultations Services
Executive Session, on hold
- f. HOA Reserve Financial Analyst: Completed in the treasury report. Robert to discuss with Maurice about using the cash vs accrual basis.
- g. Review of Covenant and Restrictions for Currency and Appropriateness.
Specifically Article IV, Section 4.02 (b) (iii) and Article VI, section 6.10 and 6.15:
Rodney McLeod will email covenants to each member with items extracted by
January meeting
- h. Election Committee – Robert stated he has too much on his plate and can't take this on. Rodney will discuss with Gene to possibly head this committee.
- i. Annual Meeting Notice –
 - Annual meeting is to be held on February 19 2015 at Coosaw Creek Country Club.
 - Rodney will contact the club and set up the meeting details.
 - Rodney will send Robert the documents to be included with the invoice and annual budget and Robert will package and email out using FedEx services.
- j. Annual Dues Assessment for 2015 – Covered in the treasury report. Annual assessment will remain at \$630 for 2015

6. New Business:

- a. Pond Maintenance – Rodney reported that the lake doctor has sent a proposal to stock the pond with five carp and tilapia to help with the algae problem. The proposal could not be located for the meeting so Rodney will locate the

information and send out for an email vote. This is a low dollar amount, less than \$200.

7. Next Board Meeting: December 16th, 2014, Rodney McLeod's Residence, 7:00pm

8. Adjournment: Rodney McLeod moved to adjourn, Smith Riviere seconded for adjourn at 8:07 PM.

Approved _____
Rodney McLeod, President

Recorder
Rodney McLeod

Attachments:

1. ARB Report
2. Treasurer's Report
3. CIAC's Report
4. CPAC