

# Minutes

## REFUGE at WHITE HALL OWNERS ASSOCIATION

### Board of Directors Meeting

#### Drake Residence

March 1st, 2016, 7:00pm

- Attendees: Larry Drake, Rich Lytton, Gene Potes, Steve Clinton, Frank Glover, and Amanda Clinton.
- Call to Order: Larry called the meeting to order at 7:03PM
- Approval of Minutes: Will move to approve next month.
- **Committee Reports**
  - **Treasurer Report:** A discussion was held about trimming the annual budget by having the annual meeting at a more conservative and less expensive venue than Coosaw Creek Country Club. All agreed it should happen for 2017 Annual Meeting.
  - Steve brought up his concern that he still doesn't have all of the receipts to get the financials straight. We're working with past board members and the old accountant to get those.
  - Steve also brought up a plan for approving funds pay to the management company. All agreed to have Larry and Steve control that function.
  - **Common Property Advisory Committee (CPAC):** Received a follow up email from Russ Miller concerning the lights not working on the main pond. He submitted a quote from last July. Larry proposed that we get a quote from Woody Fields, a Refuge resident, for a proposal to replace/fix the lights on the pond.
  - Addressed whether the Greenery is required to supply mulch and pine straw to the common areas according to its contract. Rich will work with Shantel to see what the actual contract says and to get a quote if it isn't covered.
  - **Preservation Lane Advisory Committee (PLAC):** The board discussed its "position" as a whole in regards to the \$10,000 spent from the reserve fund for the engineering study for Preservation Lane. After the discussion Steve made a motion to vote that the board's opinion is that the engineering costs should be absorbed by the HOA as a whole. Gene seconded the motion and all voted "Yeah".
  - **Architectural Review Board (ARB):** Nothing new to report.

- **William Douglas Management Company:** Nothing new to report.
- **New Business:** Frank brought up that the board should vote to ensure all members are officially put in their roll. After discussion all agreed to have Larry Drake remain President, Rich Lytton- VP, Gene Potes- Secretary, Steve Clinton- Treasurer, and Frank Glover- ARB.
- Steve motioned to have the ARB position be a voting position on the board to ensure there will always be a clear majority for voting. Larry seconded and all voted "Yea".
- All agreed to have the alternate meeting on 15 April to ensure we finish the annual meeting business of presenting the annual budget and vote on the engineering payment paid by the HOA for Preservation Lane. Steve will work with Shantel to get out the proxy draft and the proposed budget 30 days prior to the meeting. Amanda Clinton will find the venue. It is planned to have Larry Drake, Rodney McLoed, and Carlisle Harrison speak prior to voting on this subject to give the back story to all that attend.
- Addressed making a change to the C&R's for the exclusion of Preservation Lane for a stand alone paragraph which specifically addresses the maintenance of Preservation Lane.
- We will have another meeting prior to the alternate on 14 March to ensure the board is ready and all deliverables are met.

Late entry- Both foreclosure properties sold and Frank Glover contacted each of the new owners to let them know that both of the houses are compliance with the standards of the HOA. He also told them they had 30 days to get the repairs moving toward the established standard.

Frank also talked to the owner of lot 21 concerning the proposed height of 37' when the C&R's state no house can be higher than 35'.

- Next Meeting: March 14th, 2016 at Larry Drake's Residence, 7:00pm
- Adjournment: Larry Drake moved to adjourn at 8:24PM.

Approved \_\_\_\_\_  
Larry Drake, President

Recorder  
Gene Potes