

Minutes

Refuge at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

Annual Meeting

February 20, 2018, 7:00pm

Wescott Park Meeting House

- I. **Attendees:** Board Members' Larry Drake, Woody Fields, Mark Palmer and Craig Neid. Owners and Proxies (Attachment 1)
- II. **Call to Order:** In Accordance With (Article II, Section 2.05); Quorum Established, Larry Drake called the meeting to order at 7:12 pm.
- III. **Approval of Minutes:** Owners reviewed February 15, 2017; Annual Minutes and there being no objections minutes were approved (Attachment 2).
- IV. **Introduction of Board of Directors:**

Larry Drake, President
Woody Fields, Vice President
Craig Neid, Treasurer
Mark Palmer, ARB Chair
- V. **Report of Officers**
 - a. Presidents Report
 - i. Thanks for the support of the neighborhood and the current board members
 - ii. Team accomplished a lot in the past year to include Lighting, Pine straw and many others. (Attachment 3)
 - b. Vice President Report
 - i. Reviewed the list of accomplishments passed out with meeting material. (Attachment 3).
 - ii. Plans for 2018 include replacing:
 1. SOD in the common areas
 2. Work on the playground (Replace Mulch and edging) These were safety issues revealed by the Insurance company.

3. New Benches and swings

c. ARB Report

- i. Printed copies of C&R and By-Laws were distributed to attending members and signed acknowledging of receipt. This derived from members stating they never received a copy from the closing attorney, realtor or the board. Members not in attendance will have a copy delivered to the residence and obtain signature of receipt.
- ii. Members reminded to complete form to make changes to home or landscaping. Form is on the website.
- iii. Members reminded no Parking on the street over night between Midnight and 6 am. This is so emergency response vehicles can get through the neighborhood. Mr. Doak stated that the time is unacceptable and should be addressed. It is unrealistic for member to request permission when guest exceed the midnight curfew. The board will take up the issue at the next monthly board meeting to discuss a committee review.
- iv. Members reminded to not place trash on the curb until 5pm before the morning of pickup. Pickup is normally on Thursday unless there is a holiday on Monday, then pick up shifts to Friday.
- v. Members reminded to keep control of their pets and reviewed board pet incident response.
 1. First contact board will speak with the pet owner
 2. Subsequent should be reported to North Charleston Animal Control
 3. If there is an emergency call 911
- vi. Mr. Cullen brought up the problem of people Speeding in the neighborhood. Mentioned maybe installing a speed bump near the entrance.

d. Treasurers Report

- i. Transferred budget and bookkeeping from Spreadsheets in Excel to Quick Books.
- ii. Only one and a half 2018 dues are outstanding with no 2017 outstanding Dues
- iii. Preservation Lane assessment payments are 4 paid and 6 outstanding. Mr. Rivera requested the current outstanding balance which is reported as

\$6,357.51

- iv. The annual assessment for 2018 was derived from the 2018 budget approved by the board.
- v. Mr. Rivera commented that since the financials have moved to 4 different organizations in the last two years that there should be an audit.

Mr. Rivera Motioned: An Independent Audit of the books for the last 3 years and given to the community.

Second: Mrs. McLeod

Discussion: Mr. Drake explained that the finances are in disarray because the management company mishandled the account. The information was reconstructed using Excel spreadsheets.

Mr. Drake wants to know how much the board can spend on the audit

Mr. Doak commented we should not spend \$5,000.00 to complete the audit.

It was requested to amend the current motion, but it was stated to vote on this Motion then restate the motion with the budget concerns.

Vote: Motioned **FAILED** by majority vote.

- vi. **Mr. Doak Motioned:** Board will obtain three price quotes before accomplishing the independent audit for the last three years and provide to the community.

Second: Mrs. Gusa

Discussion: Who will decide if the quotes are acceptable, Board or Community? Board

Mr. Harrison mentioned the will have to be certified (Audited) before and accountant will accept.

Vote: Motioned **PASSED** by majority vote

e. Open Comments

- i. Mr. Hamond mentioned almost all members are in violation of C&R in regards to Garage doors: Garage doors are to remain closed unless automobile is entering or leaving. There is discussion on other items in

the C&R that require addressing and the board will add to the monthly agenda.

- ii. Mr. Palmer brought up discussion about the outstanding items on the 2017 annual meeting and the petition to correct the deficient items.
 1. Minutes and response will be posted to the website.
 2. Mr. Harrison asked about the boards position on the petition.
 - a. Mr. Fields commented the board has been trying to be open and will continue to do so.
 - b. Mr. Palmer commented the board will be more considerate to the community.
 3. Mr. Harrison asked the board to commit to recording how the board came to decisions and how they are executed.
 - a. Mr. Drake commented on the dock decision and not needing an engineering study.
- iii. Mr. Romero requested the board provide a receipt when assessments are paid.

f. Elections:

- i. MR Drake explained that there are two positions are being vacated this year. (Mr. Drake and an Unfilled seat). There were no forms turned in for nomination so Mr. Drake asked for nominations.
 1. Dr. Herbert volunteered for a position and Mr. Drake accepted and proceeded to vote. Vote passed by Majority
 2. Mr. McLeod Volunteered/Nominated by Mr. Fields and Mr. Drake accepted and proceeded to vote. Vote passed by Majority
 3. Mrs. McLeod nominated Mr. Harrison, but he declined the nomination.

Adjournment: There being no other business to come before the board the meeting was adjourn at 8:30 pm by the Larry Drake, President of HOA.

Approved _____

Recorder
Rodney McLeod

Attachments:

1. Owners' Attendance and Proxies (February 20, 2018)
2. Annual Board Meeting, February 15, 2017. Board Minutes
3. Board Accomplishments for 2017/2018
4. Board Petition Response

DRAFT