

The Refuge
Board Meeting Minutes
June 15, 2021

Called to order 7:06 PM
Adjourned 8:30 PM

Attendees:

Sam Mikitarian
Missy Cordero
Bob McClellan
Romero Reid
Diane Busch

Discussion Items:

- A. Previous Meeting Minutes
 - a. Minutes from the May meeting were reviewed and approved.

- B. Mosquito Control
 - a. After Missy Cordero confirmed mosquito control is being performed by the City of North Charleston, and...
 - b. After Bob McClellan confirmed mosquito control is not a feature of our contract with Pleasant Places Landscaping, and...
 - c. After Sam Mikitarian confirmed that the HOA is no longer under contract with any other provider of mosquito control,
 - d. The board returned \$1300 budgeted for mosquito control this year back to the general fund in order to be reallocated

- C. Pavilion area sprinkler system
 - a. Bob McClellan confirmed that Pleasant Places has identified breaks in the system and is scheduling repairs

- D. New owner, Lot 49
 - a. After sending HOA building approval process and requirements information to new owner, the board has yet to hear from him regarding his plans and schedule for building
 - b. The board will withhold approval of construction until all requirements are met, and will inform any contractors who try to begin work on the lot.
 - c. Missy Cordero and Sam Mikitarian will contact owner again and ask about his plans

E. Overgrown property

- a. Missy Cordero spoke with property owner about vines growing on the side of the house, and general overgrowth of plants along the fence line
- b. Owner replied she will address the situation as soon as possible.
- c. Owner also requested the board's patience with this due to several conflicting demands on her time and attention. The board will do what we can within reason.

F. Paddle boards left at dock

- a. After a week of having two paddle boards remain tied up at the community dock without an owner claiming them, Sam Mikitarian moved them to the storage area under the pavilion
- b. Sam will contact specific neighbors to see if they own the paddle boards.
- c. If no owner can be found, board will decide what to do with the paddle boards

G. Boundary Fence on Preservation Lane

- a. Sam Mikitarian and Bob McClellan inspected the fence once again
- b. Two posts have been identified for immediate repair, with the rest of the posts to be addressed next year as needed

H. Road surface on Preservation Lane

- a. Sam Mikitarian and Bob McClellan inspected the road surface and found the repairs made two months ago are generally holding up well
- b. However, there are two spots on the road which need attention
 - i. A small wash-out area between 8549 RPC and 8545 RPC
 - ii. A small sink hole near 8537 RPC
 - iii. Board will contact Charlie Bennett to make corrections

I. Cats wandering in neighborhood

- a. Two neighbors reported cats in their yards and asked the board to take action
- b. Sam Mikitarian replied that this is best handled on a direct neighbor-to-neighbor basis.
- c. Additionally, Missy Cordero reported that the board only has authority to call animal control (or any other service) to take action only if the problem occurs in a neighborhood common area, and not on a lot owner's property
- d. If problem persists, neighbors will be encouraged to resolve it among themselves

- J. Kids from outside our neighborhood gathering at the pavilion
 - a. Neighbors reported teenagers from outside of our neighborhood selling and smoking marijuana at our pavilion
 - b. They confronted the teenagers and told them this would not be tolerated, and the police would be called.
 - c. The teenagers promptly left the pavilion.
 - d. Another neighbor posted this information on the Whitehall neighborhood's Facebook page and urged parents there to warn their children about the consequences of this activity. Some parents were appreciative, others were combative. Nonetheless, the information was distributed and at this time there have been no further reports of this activity at the pavilion.

- K. 4th of July Celebration
 - a. Set for 6:00pm on Sunday, July 4, 2021 at pavilion
 - b. Sam, Missy and Bob to provide grills and charcoal/gas
 - c. Missy will purchase burgers, hot dogs and fixins
 - d. Bob will update community bulletin board with reminder
 - e. Headcount so far is 20 participants. We expect more will commit at the last minute.

- L. Fountain Repair Request/Budget Reallocation Discussion
 - a. As reported in the May 2021 meeting minutes, a Refuge resident asked the board to accelerate the plan to repair the rear fountain in our pond
 - b. The board reviewed the budget and has found there is a possibility to accomplish this request without a major disruption to the 2021 planned spending
 - c. This action is contingent on the following:
 - i. Confirmation that mosquito control money for 2021 can be returned to the general fund
 - ii. Confirmation that reallocation of any other funds will not harm the neighborhood's appearance, cause property depreciation or allow a safety concern to persist in the neighborhood
 - iii. Cost of the replacement fountain will reasonably match a January 2021 estimate the board received for this activity

M. Next board meeting set for 7:00pm on 20 July 2021 at 8649 Refuge Point Circle

N. Meeting adjourned