

**The Refuge  
Board Meeting Minutes  
15 March 2023**

Called to order 6:01 PM

Adjourned 7:18 PM

**Board Attendees:**

Stacy Domingo

Kris Busch

Kirk Kilgore

Ray Newman

Marcia Lytton

Mike Randolph

**Action Items:**

1. Marcia Lytton will forward the insurance policy for review.
2. Kirk Kilgore to identify legal counsel used for solar panel covenants addendum and 2018 lawsuit.
3. Marcia to follow up with webmaster on Feb meeting minutes posting.
4. Marcia to have webmaster send a community email message announcing the new Board members and positions.
5. Kris Busch will research how working with realtors to keep housing prices aligned with market pricing might work.
6. Stacy and Mike will coordinate a time to perform the annual walk-through for homes bordering the Ashley River.

**Discussion Items:**

1. ARB:
  - a. Stacy mentioned doing the annual neighborhood walk-through for homes that border the Ashley River and what that entailed. Mike Randolph explained about the easements and what Middleton typically looked for when they participated in the walk-through.
  - b. Stacy and Mike will coordinate a time to perform this task. Kirk and Kris may join.
  - c. 8528 sago palm removal was approved.
  - d. 8553 tree removal request was approved.
  - e. Issues with the Tran's dogs running loose was discussed. Marcia Lytton provided an update that she had spoken with the daughter. They will be purchasing a pen to attach to the porch that will hopefully stop the dogs from escaping. The situation will continue to be monitored with no further action from the Board at this time.
2. Spring Clean-up
  - a. Apr 15 from 9-12pm was agreed on.
  - b. Available Board members will do a neighborhood walkthrough on Wed, Mar 22 to identify activities that could be performed.
3. Preservation Lane – Ray Newman has called Dan the Man to inspect the road and determine if any action is needed. Ray will reach out to Tim Dupree who has missed the last 3 meetings. Ray confirmed the Preservation Lane budget includes maintenance three times per year.
4. Treasurer Report – Ray Newman
  - a. Three resident dues remain outstanding. One is two years behind but is waiting for covid grant compensation. Ray stated notification would be sent to Diane Busch who was Treasurer at the

time it was submitted. *Update – Kris Busch confirmed after the meeting that notification had been received and would be forwarded to Ray.*

- b. One Preservation Lane special assessment remains outstanding.
  - c. Pine straw was laid in the common areas. That is the largest bill of the year that is not included under regular maintenance.
  - d. Ray will schedule a time with Kirk and Kris to go to bank and update account signatures.
  - e. Kirk will provide a sample letter to send to the utility companies regarding Board changes.
5. New Business
- a. Kris Busch mentioned that a previous HOA had worked with realtors who, when working with clients, would strive to keep property values aligned with market pricing. He will research this further and provide ideas to the Board on how this might work.
6. Next meeting
- a. 19 Apr 2023, 6:00pm at 8657 RPC