

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting
April 5, 2018

With a quorum being present, President Karen Hardy, called to order the monthly meeting of the Royal Pines Homeowners Association at 5:34 PM.

President, Karen Hardy, described the procedure for the meeting..ie. business meeting for participation of board members only followed by opening up the meeting to others who wanted to address the board. President Hardy presented the agenda for the meeting, asking whether there were any additions. None were added.

The minutes of the last Board meeting (March, 2018) were approved as submitted.

The treasurer's report, prepared by Dorothy Hodges, was approved

Bill Farrar made a motion for the secretary's report to be approved. It was seconded by Gwen Taylor. Bill Farrar made a motion to accept the treasurer's report, and it was seconded by Gwen Taylor. Minutes will be entered into the record.

ARB report

Bob Kiessling, ARB, cited the following information for March.

The following were approved;

Two trees, one fence, one shed, and one sunroom.

Also one pool and one setback exemption were approved.

Stationary structures, which need to be 70 feet from the golf course, have to be approved by Jeff Fisher.

Bill Farrar distributed copies of the letter which was set to go out to occupants of properties where there are trailers in the yard. It states that the Royal Pines HOA will continue to enforce #17 of the covenants which states "no trailers" are permitted. This is based on a decision in the case of ***Heape v. Broxton*** in the South Carolina Court of Appeals. A lengthy discussion ensued on trailer definition, exceptions for boat trailers, and the general complaints from both sides of the issue. A very close vote resulted in the decision to NOT send out the letter at this time. This issue will be discussed again in future board meetings. The board realizes that this is a controversial issue which still needs clarity and a viable solution. The county does regulate the size and nature of things allowed in the front yard.

PRESIDENTS REPORT

Membership is growing slowly with approximately three or four new members daily. It is difficult to get an accurate list of owners. Sixty- five letters were returned, and there are about 73 out of state owners. The information for the mailing was based on county records. Apparently a current address is not mandatory for the county. There was a question about fees which are paid by builders on properties.

Lawn Service estimates are being sought and this week is the deadline for those estimates.

A section of the fence is down near Sam's Point Road. Tim Connelly offered to check it out and see if he can repair it. Tim also offered to check out the irrigation issues for the Boulevard. The water company bills are still higher than they should be. The water company has come out in the past to look at the situation but a solution to the problem never ensued.

Advertising in the newsletter has picked up and helps to pay for the printing. The newsletter ads should bring in about \$750.00 per newsletter.

President Hardy would like to provide a **phone directory** of the members of the HOA which may include names, addresses, telephone numbers, and email addresses. A suggestion was made to email it to the members which would avoid the cost of printing.

President Hardy will supply the recent real estate changes to Anna Duval, who welcomes new neighbors with a lovely packet of brochures and a copy of the covenants.

Dorothy Hodges showed a copy of the tax form for the HOA. Approval of it and a motion to file it were made by Bill Farrar. The entire board seconded the motion. Kudos and thanks to Dorothy for her diligence and hard work.

With the official business concluded, the meeting was addressed by Bob Hilsen. He wondered if Jeff Fisher's offer to provide a storage area for trailers has been pursued. He is in favor of the plan.

The meeting was addressed by Art Blair who informed the board that at Island Pines there has been a crackdown on back flow valves on commercial application sites. A similar situation could affect Royal Pines in the future.

President Hardy will re-approach Jeff Fisher about a monthly Saturday dinner which would offer a ten percent discount to HOA members.

The meeting was adjourned at 6:25 p.m.

HOA Officers Present:

Karen Hardy-president

Bob Kiessling-vice president

Dorothy Hodges-treasurer

Brenda Murphy-secretary

At Large Members Present

Anna Duval

Gwen Taylor

Bill Farrar

Tim Connelly

Others Present

Bob Hilsen

Joyce Hilsen

Art Blair

Minutes respectfully submitted by Brenda Murphy

