

Association of Royal Pines Country Club Estates Homeowners, Inc.

P.O. Box 1763

Beaufort, SC 29907

Director's Meeting of February 2, 2017

ATTENDEES:

Board members present: Michael Johns, Dorothy Hodges, Bob Hilsen, Melissa Klingenberg, Karen Hardy, Al and Trisha Vanderspiegel. Bill Farrar, Joyce Hilsen, Jesse Davidson, Kim Coolican, Margaret and Terry Pfeiffer, Bill and Marcia Haught also attended.

A quorum being present, President Michael Johns, called the meeting to order at 5:30pm. He welcomed those who were attending for the first time.

Minutes from the January 5th meeting were approved as printed.

Treasurer Report: Treasurer Dorothy Hodges made available a printed copy of the Profit & Loss/Balance Sheet as of January 31, 2017. There were no questions and the report was approved as printed. Karen commented that she had been able to catch up on the invoices for the newsletter ads.

ARB Report: Bob Kiessling reported that January had been a slow month. He had two sheds and one fence application, all were approved. It seems that more people are asking questions before they fill out applications. SCE&G has replaced the meter at the Royal Pines Blvd. Entrance, which is used to run the sprinkler system. They have also fixed several of the street lights.

It was suggested that the application fee charged for new construction be raised to \$300. A discussion followed on how much time is now being taken to ensure that contractors are following the county and ARB guidelines and to prevent some of the issues we have encountered with the latest construction activity. A motion was made that the fee for sheds remain at \$25, accessory buildings and garages placed at \$200, and new construction raised to \$300. Motion seconded and passed.

ONGOING/NEW BUSINESS

Welcome Wagon: Michael commented that there had been no new home sales. Dorothy commented that she had a new neighbor and would send Michael by e-mail the address.

Yard Sale: Melissa commented that the first or second weekend in April would be good dates for the community yard sale. By holding it on the Boulevard it would allow those who live on Sams Point Road and Middle Road to be able to participate in a safe yard sale. A discussion followed on the pros and cons of having not only the Boulevard set up but also providing RP maps and allowing shoppers to go to individual homes. The main advantage to the single, Boulevard location was that neighbors were talking to neighbors. The reasoning for a multi-home sale is that families with young children would be able to keep them at home and older residents who do not want to haul their items to the Boulevard could also participate. It was decided to form a committee to look at all the ideas and come up with the best one or some combination of ideas. Jesse Davidson and Dorothy Hodges volunteered to look into the best time and method for holding the Yard Sale.

Annual Meeting: Will take place on March 7th at 6:00pm at Lady's Island Country Club. We currently have two positions open, secretary and one at-large member. Gwen Taylor has volunteered serve as an at-large member and Harvey Taylor will work as ARB.

Need for Uniform Violation Letters: With multiple covenant violations occurring there is a need for a uniform letter that tells each homeowner the same thing. For example, homeowners who currently have fences that are in violation would be told that we are aware they are in violation and if they need to replace the fence they would then have to follow the guidelines. Non-compliance would lead to their being contacted by our lawyer. If the non-compliance continued we would then proceed to take them to court, as has happened in the past. It was decided that a Uniform Violation Letter Committee be formed. Bill Farrar, Dorothy Hodges, Melissa Klingenberg, and Bob Kiessling volunteered to serve.

Web Site: Bill commented that we need a more user friendly and informative web site. Trisha said she would contact the person in charge of our website and give him Bill's e-mail address.

Meeting was adjourned at 6:30.