

Royal Pines Country Club Estates  
Homeowners Association Monthly Meeting  
July 13, 2017

With a quorum being present, President Karen Hardy called to order the monthly meeting of the Royal Pines Homeowners Association at 5:30 PM.

President Karen Hardy presented the agenda for the meeting, asking whether there were any additions. None were added.

President Hardy began by introducing the standard to be followed during the course of each meeting:

1. Members of the Board will sign in prior to the start of each meeting.
2. Attendees other than Board members will also sign in and indicate whether they have concerns or questions to share at the meeting.
3. Agenda as stated at the beginning of each meeting will be presented one topic at a time, reviewed, discussed, and voted on by the members of the Board. Board Members ONLY may participate during this phase of the meeting. Each member will have an opportunity to express his or her opinion without interruption from other Board members
4. When the business portion of the meeting has ended, President Hardy will open the floor to all other attendees who requested time to bring their issues to the Board. These issues and comments will be heard by the Board and addressed at this time, if possible, or at a later date if that be the case.
5. If possible, President Hardy would like to be contacted prior to the monthly meetings with issues or concerns to be added to the agenda.

**Previous Minutes:**

Anna Duval, secretary, submitted the minutes of the last Board meeting (6/1/2017). The previous minutes were approved as submitted. President Hardy said that from now on the Previous Minutes and the Treasurer's Report will be emailed to the members of the Board prior to the meeting.

**Treasurer's Report:**

Dorothy Hodges, treasurer, submitted the Treasurer's Report, which was approved as presented.

**ARB:**

Bob Kiessling brought to the board's attention the following issues:

1. Bob Kiessling ARB Director, cited the following approvals: two fences, one shed, two garages, and one tree removal
2. The metal shed on 5 Wade Hampton, which was not in compliance, has been taken down by the owner. The Association would like to thank the owner for cooperation and has halted legal action.

3. No application has been received for the shed, fence, or gazebo at 26 Rivers Court.
4. There is a canvas tent at 19 Pickens. A letter will be sent to the homeowners to indicate that this is not permitted
5. A new shed on Rivers Court has not been approved A letter to the homeowner, Peter Talman, will be sent informing him that he he needs an application from the HOA and a County permit.
6. Plans were submitted by an LLC for a new construction on the lot at the corner of John Calhoun and Wade Hampton, but the submitted plans were for a previous construction at 80 Thomas Sumter. Only the cover sheet had the correct information for the new site. The Board agreed that it should receive a copy of the certificate with the names of the members of the LLC and require a Performance Bond of \$ 25,000.00 from this particular builder. He did submit a check to Bob for the new construction, which will not be cashed until all issues are resolved. The HOA needs to be satisfied first and then then the County.
7. Solar panels were approved for a house on Wade Hampton. The Board agreed that it should look at the designs and materials used for future reference in approval of solar panels. Materials used in newer sheds and fences may also need to be considered and updates also may need to be implemented.
8. Number 3 Pickens Street owners continue to operate a business which is not permitted by Royal Pines covenants nor by County regulations without a permit and licensing,
9. A large tree came down during a recent storm in the lot at 9 Rivers Court. It was cut and hauled away for \$250.00. President Hardy wrote to the owner and included this bill plus a bill for the cutting of the berm. She also told the owner that the property was a danger as there are other leaning trees, debris and it is attracting snakes, mosquitos and other unwelcome critters. She suggested the cutting and hauling away of debris.

**Presidents Report:**

1. Due to the illness of Attorney Wegmann, arbitration will probably not be on the court docket until September.
2. Dorothy Hodges presented an idea for a Meet and Greet event to take place on Saturday, Sept. 23 from 10 AM until 1PM. The purpose is to foster community spirit and membership in the HOA. HOA representatives will be present to answer questions. The HOA will provide refreshments free of charge. Crafters are invited to sell their wares, children are invited to do likewise, and anyone else who has things to sell will be encouraged to do so. The rain date will be the following Saturday. Dorothy has agreed to be in charge of the event.
3. Anna Duval and President Hardy presented suggestions for a new welcome kit. There will be a gift bag with maps, folders, newsletters, samples from crafters, discount coupons and important papers such as the covenants etc. for Royal Pines. A card will be on the exterior of the package with important information and include the website.
4. Cindy Curnes has graciously volunteered to be president of the Royal Pines Garden Club. She has many ideas and is very committed to gardening and beautification. She

has agreed to write an article encouraging membership and Bill will include it on the website.

The meeting then went into an executive board only session where some personal issues and personnel changes were shared. The meeting was adjourned at 6:45 PM.

**Members in Attendance;**

Karen Hardy -president

Anna Duval-outgoing secretary

Brenda Murphy- incoming secretary

Dorothy Hodges-treasurer

**At Large Members in Attendance**

Bob Kiesling

Harvey Taylor

Gwen Taylor

Bill Farrar

**Others in attendance:**

Cindy Curnes

Michael Curnes

Minutes respectfully submitted by  
Brenda Murphy