

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting
August 3, 2017

With a quorum being present, President Karen Hardy called to order the monthly meeting of the Royal Pines Homeowners Association at 5:25 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.

Brenda Murphy, secretary, submitted the minutes of the last Board meeting (7/13/2017). The previous minutes were approved as submitted with one spelling typo being fixed.

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

Bill Farrar made a motion for both reports to be approved.

Newsletter:

The distribution of the newsletter was discussed with its challenges. Gwen Taylor is in charge of distribution. The option of receiving the newsletter online rather than in hard copy was discussed with its pros and cons. It might be easier to simply continue to distribute a hard copy to all RP Homes instead of attempting to poll individuals to opt out of paper copies and keep track of who wants which delivery. The suggestion of making it available at the Royal Pines Country Club was thought to be cost effective but would probably not be the most efficient way to reach all Royal Pines residents. The need for volunteers to do distribution is still critical and volunteers will be requested in the next newsletter.

Meet and Greet:

The "Meet and Greet" continues to be our next event which will focus on developing community spirit, membership, and involvement in the HOA. A description/invite to the event will be on the front page of the next newsletter. Members of the HOA will be available to answer questions. There will be free hot dogs, crafters selling their wares, children entrepreneurs and fun. People with merchandise to sell are asked to bring their own tables and there is no limitation on space allotted to vendors. Dorothy Hodges is in charge of this event.

ARB Report:

1. Bill Farrar ARB, cited the following approvals for July.: one fence and one tree removal .
2. 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. After being contacted the builder supplied a new set of plans which are generic and not specific enough to that site for approval. Also lacking was a specific landscape plan.
3. A homeowner on Thomas Sumter had some tree removal done without a permit. Bill will follow up and determine whether they had a permit issued after Hurricane Matthew.

President's Report

1. 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. The homeowner subsequently sent a check for the berm mowing and landscape contractor. President Hardy is working on vacant property owners for payments for berm mowing.
2. Due to the illness of the attorney representing the Wiggins', Attorney Wegmann was directed to go ahead and schedule the arbitration on this matter. A date has not yet been received
3. The last three months' water bills for the irrigation of the Boulevard were triple the amounts compared to previous bills. The meter seems to be functioning properly. Bill is following up with the water company and with Arthur Irrigation. Whether there may be a leak or a problem with the box/meter will be re-examined. There is no evidence of puddles which might indicate leaking.

New business:

In response to a request for a vinyl fence approval on Wade Hampton a discussion was had about allowing some of the newer construction materials such as vinyl, resin, and fiberglass to be considered as acceptable for fences and sheds. Pictures were examined and it was agreed that they looked quite attractive. A motion was made to rewrite the acceptable materials portion of the HOA rules by Bill Farrar. It was seconded by Gwen Taylor and approved by the board. All requests will still have to be subject to ARB appro

The meeting was adjourned at 6:20 P.M.

Board Members Present

Karen Hardy -President , At Large Board member

Brenda Murphy- Secretary

Dorothy Hodges-Treasurer

Gwen Taylor-At Large Board Member

Bill Farrar -At Large Board Member

Others present

Jesse Davidson

Michael

Minutes respectfully submitted by

Brenda Murphy