

Gahagan Plantation HOA Annual Meeting – May 16, 2017

Call to Order – 7:04 at 195 Telfair Court Summerville SC. Secretary Cynthia Busby home, Hut not available.

Roll Call – Board Members In attendance: Tom Harness, Cynthia Busby, Norma Melendez, Debi Hill, Absent: Ken Brown

Property Owner Members in attendance: Christine Epps, Kim Brown, Ruth Yeoman, Barry Grogan, William Furman, Pam Furman, Dorothy Brown, Hector Melendez, Lin Harness, Bonnie Miley, Blythe Biviano, Nancy Milan, Mr. & Mrs. Joseph Swanson, Scott Armock, Kristi Armock

Special Guest Speaker: Jim Hamilton from Prat & Co. Re-Max Realtor. Special interest in Gahagan as he used to live in the neighborhood many years ago. Provided to us a flyer with local statistics of current Market performance. Facts on maintaining your home to keep the value of your home attractive to the many New Home sales in Dorchester and surrounding counties. Some things are just simple maintenance projects but others are cosmetics of up to date kitchens and bathrooms etc. Even with the neighborhood getting older homes are not staying on the market for long. Jim feels that it is strongly due to great neighbors and the importance of having an active HOA. He was surprised to hear the amount of our annual dues as newer subdivisions the dues are much higher. Discussion of some HOA's hiring Property Management companies as it is difficult getting folks to volunteer to serve on the board. It also puts neighbors in a bad place of having to enforce covenants and restrictions. With a company doing these task it allows neighbors to be just that neighbors, not rule enforcers. Tom shared that the board has recently received some information from a Property Management for consideration. The board has looked into this due to the continued non-interest of being a board member and seats remaining vacant.

Minutes: Minutes from last annual election of May 17,2016 were distributed tonight & 2 months before the meeting and posted on the website to view for approval. Motion was made to approve last year's minutes by Hector and 2nd by Debi Hill. All approved no objections reported.

Treasurer Report – (Debi) gave an overview of April Financial Report. Total expenses for April 2016 \$614.46 Ending Balance \$8167.12. Proposed 2017/2018 budget was presented. A motion was made to approve both April Financials and Proposed Budget by Cynthia and 2nd, by Blythe all approved. Both these items will be posted on our website, for reference. Explanation of the past reports not having proper profit and lost balance sheets and even as small as we are accounting should not only be accurate but professional done. Continuing to practice accountability and transparency, two issues the board has been advised that the GHOA members expect. Last year we had an earmark for the irrigation system. We not only got the irrigation system installed we also had LED lights installed showcasing our landscaping and saving electricity. Tom mentioned that we may need to continue this practice of earmarking projects for emergencies. Looks like soon may need to hire a masonry to repair the walls up front. Tom recently volunteered and pressure washed the walls, but they are developing some settling cracks that may need to be addressed in the near future.

Committee Reports – **Crime Watch** (Ruth) National Night Out Picnic was successful last year and we are planning to have it again in August. Block Captains will be meeting soon to distribute the announcement of the event and all the activities. There are still a couple areas in the neighborhood that need block captains to volunteer please email the board thru the website. **Beautification** (Cindy) YOM has started, May 2017 YOM was 300 Factors Walk, Dick & Debbie Guyer. **Welcome Committee** (Cindy) We continue to provide a Welcome packet to new residence that includes important

information for the neighborhood as well as a copy of our Bylaws & Covenants. A loaf of bread or some type of baked good is also presented with the welcome to Gahagan Packet. Violations Report: (Tom) The new board will continue to address violations in the neighborhood as cordially as possible. As well as we have made some real headway on the amount of past due residence for annual dues. Now that invoices are going out by mail everyone seems to be responding with their payments promptly. Secretary & Treasurer will continue this practice. Hopefully we won't have to continue taking cases to small claims Magistrate Court.

Election results – We had our 40% quorum required, 76 out of 133 voting members. Ballots are of record with the Secretary.

Election of Officers Ballot Presented – President continues Tom Harness for another-year. VP/ARC Liaison for a two-year term to fill a vacant seat, continues to be vacant, no nominees. Secretary Kim Brown for a two-year term. Kim Brown was on the ballot for a Board Member position. She was nominated also as VP & Secretary, as well as Board Member. She accepted nomination to serve as Secretary. Treasurer continues to be Debi Hill one-year term. Two Board Member positions open for a two-year term Christine Epps nominated and accepts. This will leave one board member position for a two-year term vacant. Norma Melendez and Ken Brown will continue as current board members for another one-year term as elected last year. Motion to accept the nominees as presented and voted on absentee ballots made by Cynthia Busby, 2nd by Barry Grogen. Two names were nominated for board members, but not in attendance so will not be considered. With no other nominees, motion made and 2nd was approved.

Two Amendments presented with the ballot.

#1 – Parking Restrictions: Approved- Votes: 45 YES 21- NO; 10 No Choice on Vote = (76 Votes)

#2 – Solar Panels (Need ARC approval for installation) Votes: 42 Yes 32- No 1 No Choice on Vote = (76 Votes)

Will add the two amendments to the current Covenants & Restrictions.

Cynthia- Motion to accept the votes as presented, 2nd by Blythe, all approved. Discussion on both amendments. #1 We don't want to start policing the neighborhood but we have received many complaints for safety with so many cars parking habitually on the streets. #2 was not that we don't want Solar Panels, as we know this saving energy is a fast approaching source. Our current Covenants has no ARC Review or approval, so a person could currently install Solar panels on the front lawn on 2x4's and paint them purple. This amendment gives the ARC and neighbors a chance to be sure the panels will not decrease property values by their looks or installation.

New Business: (Tom) Gratitude to all the FY2016-17 Board Members and a welcome to returning and our new members. Please encourage neighbors around you to participate in the GHOA in some capacity as it does keep our neighborhood a safe place to call home. Gratitude for our Volunteer Web Master and neighbor, Robert Velarde, for updating our website and continuing to make it more user friendly. Farewell to the Biviano Family as her husband Tony is leaving the military and they are moving near family in Columbia, Tony Served as a board member. Current Secretary, Cynthia Busby is also moving off the board as she has served for 6 years in several positions. If you want to nominate a YOM or provide suggestions at any time to the board, please go to the website as the emails go direct

Adjourn: Motion made by Norma to adjourn 2nd by Blythe All agreed. Adjourn: 8:26 PM... Respectfully; Submitted by Cynthia Busby- 2016-17 Secretary