

**INDIGO ON THE ASHLEY HOA
SPECIAL MEETING – ELECTION OF NEW BOARD OF DIRECTORS
SEPTEMBER 28, 2005**

LOCATION:

Ashley River Fire Department

7:00 p.m

Meeting called to order at 7:15 p.m after enough homeowners were present to constitute a quorum. Homeowner, Flora Hoss Mason, indicated that she represented her own household and would also be proxy for her mother, Suejette Mason who lived next door. Charleston Land Group recorded the homeowner's names and proxy information.

PRESIDING OUTGOING OFFICERS:

Donald Berg

Ralph Giacinti

Abbey Gehman Adams

OUTGOING SECRETARY:

Lorie Giacinti

ATTENDEES:

To be provided by Charleston Land Group.

TOPICS:

Election of New Board of Directors

Donald Berg conducted the meeting and explained the process of electing new board members. Homeowners were told that according to the By-Laws, Article IV, Section 2, "At first annual meeting, the Members shall elect one director for a term of one year and two directors for a term of two years." It was further explained that the President and Vice-President would be elected from the three Board of Directors chosen during the new Board of Directors first meeting.

A handout was provided to all attendees that contained a bio on all those who were interested in running for the Board of Directors. Each individual whose name was included within the bio introduced himself or herself and stated their interest in serving on the Board of Directors and/or as an officer. Evelyn Turner, Steve Bright, Judy Tanner, Ronny McDowell, and Stephen Toole were all interested in serving on the Board of Directors. However, Stephen Toole indicated that he was not interested in serving as President or Vice-President but rather as Treasurer. Ronny McDowell also indicated that he was not interested in serving as President or Vice-President but would like his name included in future elections to expand the board. Laurie Bagley introduced herself and indicated that she was not interested in serving on the Board of Directors but was interested in serving as HOA Secretary. Therefore, the nominations made from the floor for the initial election of Board of Directors included Evelyn Turner, Steve Bright, and Judy Tanner. A motion was made by Dean Perkins to accept the nominations, and a second motion to accept was made by Richard Jamison.

Point of order was made by homeowner, William Cawley, that the By-Laws indicate we must vote by written secret ballot. It was determined that the written ballot would include the two names of the individuals whom the person voting wished to serve in the 2 available two-year terms. The two individuals with the top votes would fill the two-year term positions available and the third would fill the one-year term. Voting results were as follows: Evelyn Turner- 17 votes (two-year term); Steve Bright – 15 votes (two-year term); Judy Tanner – 12 votes (one-year term). A motion was made by Steve Bright to accept the voting results and was seconded by Dean Perkins.

Laurie Bagley made a suggestion that the other homeowners who indicated their interest in serving on the Board of Directors and/or as an Officer be considered at a later meeting. The basis for this suggestion is due to By-Law, Article IV, Section 1, and states, "At such time there is no Class B membership [Charleston Land Group], the Board shall be expanded to five new members to be elected at the next annual meeting."

Donald Berg and the outgoing Board of Directors turned the meeting over to the new Board of Directors and congratulations were made. Steve Bright conducted the meeting from this point forward.

Open Discussion led by New Board of Directors

Steve Bright indicated to all homeowners that the next step would be for the new board to meet and elect the President and Vice-President from the two-year term members and to decide when the next Special Meeting of the Indigo on the Ashley HOA would be held. It was decided that an agenda with allotted time frame would be included along with the Special Meeting notice to be sent out to all homeowners of the HOA. Homeowners have to be given a 10-day advance notice. Additionally, Steve Bright indicated that the new board would let Charleston Land Group know when they were ready to meet to discuss transfer issues.

Steve Bright went over the handout provided by Charleston Land Group that included Charleston Land Group's response to the September 20, 2005 letter from the homeowner representatives, Subject: Action Items for Transfer of HOA Ownership (see attached).

Action Items for Transfer of HOA Ownership

- 1) One of the first issues the new board would address is the liability insurance.
- 2) Unless any homeowners can come forward with proof or information on any binding promises Charleston Land Group may have made on behalf of the HOA, this will be considered a dead issue.
- 3) Concerning deed of common areas, Abbey Adams from Charleston Land Group indicated that she would inventory all Charleston Land Group possessions that will be turned over to new board. These items along with inventory sheet will be turned over to the new board during meeting with Charleston Land Group.
 - Richard Jamison (homeowner) made a Point of Order that any and all HOA documents or actions should be in writing and contained in files, which should be transferred over to the new board. Abbey Adams from Charleston Land Group stated that all files would be provided at meeting between new board and Charleston Land Group. Steve Bright mentioned that the new board would need to designate a safe and secure storage space to place records and files.
- 4) Title insurance on common areas – Question was raised on how long current title insurance policy will be in effect. Charleston Land Group stated that their attorney did not recommend purchasing a title insurance policy for HOA properties; only a title search was performed. Steve Bright said that the new board and HOA should look into purchasing a title insurance policy to protect our interests – it is the prudent thing to do.
- 5) Also 6) Liability insurances and bonding of fiduciary responsibilities are three separate issues and policies. We need to purchase liability insurance for the pond, liability insurance for the directors and officers, and also purchase a fiduciary bond for those who will sign checks.
- 7) All accounting records will be turned over to new Treasurer by Charleston Land Group at a later date to be determined.
- 8) The new board will get with Charleston Land Group and discuss ongoing legal matters at a later date to be determined.
- 9) In regards to the Covenants and By-Laws, there is no more Class B membership [Charleston Land Group] as of September 28, 2005. Charleston Land Group further indicated that they do not own any more lots or homes within Indigo on the Ashley.

Furthermore, individual builders own any unsold lots and these builders are subject to dues and membership in Indigo on the Ashley HOA.

- 10) Administrative information. The seal, books, set-up documents, files, financial records, checks, and other HOA supplies and documents will be given to the new board by Charleston Land Group at a later time to be determined.

It was further mentioned that any drainage issues on Berringer Bluff/Sundial Court are homeowner issues between affected homeowners and the developer, Charleston Land Group, and that this is not an Indigo on the Ashley HOA matter.

Open forum

Richard Jamison further discussed the binding promises issue in regards to Indigo on the Ashley HOA presenting 50% of our dues to Indigo Fields HOA for maintenance of the front entrance. Mr. Jamison asked if there was a formal document that bound us to continue this practice. Don Berg stated that there is no formal document or binding promise. The contribution was presented on good faith and does not have to continue if the new board and HOA members so decide. Steve Bright mentioned that the new board will be investigating this issue and that findings and proposed solutions will be presented at the next Special Meeting to be called at a later date.

Dean Perkins (homeowner) questioned Charleston Land Group, Ralph Giacinti, on the clean up of construction areas. Mr. Giacinti indicated that he felt this issue was getting better. Mr. Perkins indicated that he is still finding nails in the road.

Evelyn Turner asked all homeowners to please let the new board know via phone or email of any other issues not stated during the meeting that should be addressed with Charleston Land Group or investigated by the new board.

Mr. and Mrs. Toole (homeowners) questioned how would we know that everything turned over to us, the homeowners, by Charleston Land Group, was in working order. Specifically, they indicated that the pond lights and fountain have not been working. Charleston Land Group said they would look into this situation. Steve Bright stated that the new board would make sure this is discussed.

It was mentioned that along with the notice of the next Special Meeting, the following items would be included: 1) a time-based agenda; 2) bios of individuals interested in filling remaining two slots on the Board of Directors and any interest in officer positions of Treasurer or Secretary. Anyone interested in serving not included in the bio sheet handout was asked to contact Laurie Bagley via phone or email.

Meeting adjourned at 8:15 pm.

Indigo on the Ashley Homeowners Association

Dear Homeowners,

9 Dec. 2005

On behalf of the Board of Directors we would like to welcome our new homeowners and wish everyone a Merry Christmas and Happy New Year. As most of you know Charleston Land Group turned over management of the Homeowners Association to the residents in October of this year. Your elected Board of Directors has been very busy getting educated and up to speed on the responsibilities of their elected positions.

Upon acceptance of the organization we received all the historical files and financial statements from Charleston Land. We are currently having an audit accomplished to ensure our past dues were managed properly. Also upon acceptance we were approached by Indigo Fields HOA about merging our association with theirs. Before we can even think about a merger we need to educate our homeowners on both association's history and future goals.

We have decided to have a meeting on the 5th of January at the Fire Department at 7pm to discuss our organization and give the Indigo Fields President the opportunity to pursue us to join their organization. Every homeowner should have a copy of our covenants, if not we will be happy to provide you with a copy so you to can be an educated member. I also have a copy of the Indigo Fields covenants if you would like a copy of that also. We have attached a snapshot of our financial history and proposed budget for 2006, which we will discuss in detail at the meeting. We will also discuss the future of our common areas and what the residents would like to see in the way they are managed.

The Board of Directors has studied our financial records and future obligations very hard and has determined that 2006 dues should be \$175.00 per household which is a \$25.00 reduction from 2005. We feel \$50.00 of the dues is a fair-share portion to give Indigo Fields HOA for the upkeep of the front entrance. (please review budget for justification) All dues are due by 1 Feb 06 to the Indigo on the Ashley Homeowners Association, PO BOX

Sincerely,

Indigo on the Ashley
Board of Directors

**INDIGO ON THE ASHLEY (IOA) HOA
SPECIAL MEETING – FIRST MEETING AFTER ELECTION OF BOD/OFFICERS
January 5, 2006**

LOCATION:

Ashley River Fire Department
Meeting called to order at 7:00 p.m.

PRESIDING BOARD OF DIRECTORS (BOD):

Evelyn Turner
Steve Bright
Judy Tanner

SECRETARY:

Laurie Bagley

ATTENDEES:

See meeting sign-in sheets.

TOPICS:

After a brief introduction of newly elected Board of Directors and Secretary, the following topics were discussed:

Presentation of Minutes from September 28, 2005 Meeting

HOA Secretary, Laurie Bagley, read the minutes from the September 28, 2005 meeting. Motion was made by Adrian Haynie to accept the minutes as read, and was seconded by Ronny McDowell. Minutes were unanimously accepted as read by those in attendance.

Merge with Indigo Fields (IF) Homeowner's Association (HOA)

Steve Bright, IOA HOA BOD, led discussion on board's findings on possible merge with Indigo Fields HOA. Following points were made:

- Possible merge of IOA HOA and IF HOA first mentioned during IF HOA annual meeting held July 2005. IF HOA BOD asked Charleston Land Group (CLG) if there was an interest in a merge. CLG tabled this item until IOA HOA was turned over to the homeowners.
- Newly elected IOA HOA BOD met with IF HOA BOD November 2005 to gather information on merge and present pro's and con's to IOA HOA members.
- IF HOA dues history: 2002-2004 IF HOA charges \$120 for annual HOA dues because IOA HOA contributed a significant amount to them for landscaping of front entrance.
- Verbal agreement was made between IF HOA and CLG to contribute to costs of landscaping, signs, lighting, etc. for front entrance. CLG did not contribute a full 50% of IOA HOA dues to IF HOA; however, the amount contributed was very close to the 50%.
- IOA HOA new BOD reduced our dues to \$175 from \$200 after crunching numbers (this info was provided to homeowners in Dec 05 mailout). IOA HOA BOD estimated our costs high. Also should be noted that a new expense for IOA HOA is liability insurance for common areas and Directors & Officers. This expense was previously absorbed by CLG and not charged to IOA HOA.
- IF HOA BOD have informed their homeowners that their dues for 2006 will be \$200. IF HOA said they were raising dues due to a change in cost for landscaping. IF HOA President gave IOA HOA BOD financial summary and they are basically \$3400 in the hole for 2005 due to legal matters (\$13,000 legal bill) and increase in landscaping contract. They projected 2006 expenditures in the \$22,000 - \$23,000 range. IF HOA will take in

- approximately \$26,000 from their dues. IF HOA was asked to provide specific financial records which as of meeting date have not been made available.
- IOA HOA also had legal fees for 2005 totaling \$2500 – lien on homeowner for non-payment/violations. This expense will have to be paid to CLG lawyer whose services were provided on behalf of IOA HOA. IOA HOA will recoup legal fee when lien is foreclosed.
 - IOA HOA BOD decided that a proportional share for upkeep of front entrance is \$50.00 per home. BOD feels that this is a generous offer to IF HOA. Also noted that we are not legally obligated to contribute funds; however, felt it would be a “good neighbor” approach to contribute even though IF HOA does not contribute to our landscaping costs for our common grounds in back of IOA HOA.
 - Pro: Strength in numbers – bigger pool of people to serve in different areas of HOA.
 - Con: Still not unified neighborhood – Indigo Pointe is not a part of IF HOA.
 - Difference in covenants:
 - IF HOA said we would have to go by their covenants.
 - Differences are small: IF HOA says homes cannot be built on slab – existing IOA HOA homes built on slab would have to be grandfathered in. No above ground pools. Mailboxes would have to conform to IF HOA guidelines – IF HOA would not give specific details on help they were willing to give on changing over mailboxes that do not comply.
 - Representation on IF HOA: IOA HOA can occupy only 1 spot on ACC. Cannot IOA HOA homeowners could not run for officer or BOD until next IF HOA Annual meeting in June or July 2006.
 - IF HOA is in the process of making changes to their trash can restrictions. Will change to conform to the guidelines of the City of North Charleston – trash can put out 12 hours before pickup and brought in 12 hours after pickup.

Open discussion from floor:

- Ed Starr, IOA HOA member, stated that it bothered him that we would not have any representation on IF HOA until July 2006.
- Adrian Haynie, IOA HOA member, stated that he was a former president of HOA in his past neighborhood. He felt that strength in numbers does not always apply. He felt that issues are always more important than the number of members. Felt that a smaller number of members ensures our neighborhoods best interests are considered. Felt that we should not merge with IF HOA.
- Ronny McDowell, IOA HOA member, stated that he did not think that large numbers are a good thing.
- Helen VanName, IOA HOA member, stated that she saw no advantage to a merge.
- Judy Tanner, IOA HOA BOD, stated that in the beginning she felt that a merge was a good thing; however, after reviewing information she is against merge.
- Ed Starr, IOA HOA member, requested clarification on what streets are within IOA HOA. BOD listed the streets for him.
- Ronny McDowell, IOA HOA member, made a comment on the fence installed along side new development near front entrance to IF. He asked if IF HOA BOD had it painted green. Steve Bright informed everyone that the fence was painted after one person from IF HOA made the suggestion and that the IF ACC was not even consulted.
- Sherry Jenkins, IOA HOA member, stated that she lived in Indigo Pointe before moving into IOA, and that IF HOA did not want to merge with Indigo Pointe because IF HOA would not grandfather in specifics for the Indigo Pointe homes.
- Ronny McDowell, IOA HOA member, suggested that if IOA HOA contributes to the IF HOA costs of front entrance, that we have input into the way the front entrance looks. Steve Bright stated that if we did not merge, the BOD would put into writing what we expect concerning fence and other issues so that information can be shared between the two HOAs.

- Kathy Hohn, IOA HOA member, thanked the BOD for gathering the information and providing it to the members. She felt that the merge was the most important issue before our HOA.

The Executive Committee (IOA HOA BOD) made a motion. Motion was stated as follows: "Motion made that IOA HOA not merge with IF HOA."

- Results were tallied by a show of hands and by proxy ballot previously provided to the IOA HOA Secretary, Laurie Bagley:
 - Votes by those present at meeting:
 - Yes: 16; No: 0
 - Votes by proxy ballot:
 - Yes: 5; No: 2
 - Total of 21 in favor of motion and 2 opposed.
- Motion was passed and IOA HOA will not merge with IF HOA.

Audit Results

Information was provided by Evelyn Turner, IOA HOA BOD. Evelyn secured a CPA who is also the treasure for Marsh Hall HOA to go over IOA HOA financial records provided by CLG. There will be no cost for this audit. Books were given to CPA; however, we still need to give the folder containing receipts for verification purposes. Everything looks fine. When audit is complete, IOA HOA BOD will provide info to members. Should be noted that before meeting with IF HOA, Steve Bright also looked over financial records given to us from CLG and everything looked fine.

Update on Pond and Common Areas

Discussion led by Steve Bright, IOA HOA BOD.

- Too much money has been spent on pond maintenance. Lightning Ground Maintenance contract, to include pond/fountain maintenance, was terminated Nov 1, 2005.
- Fountain not in order for now. Steve pulled out the pump and found that all bearings within the motor are gone. From research, Steve found that the type of pump that was in the pond is usually good for 5 years. Replacement cost of existing brand of pump estimated at \$1400. After research, Steve found a pump for \$900 that is comparable; however, will have to pay electrician to install/wire the new pump making total cost of \$1000. Pump is not essential to keep algae under control.
- Recommend that fountain be fixed for aesthetics.
- Ed Starr, IOA HOA member, suggested that we go with the same brand of pump when purchasing a new one in order to use old pump for spare parts.
- Steve Bright stated that total cost to replace same brand of pump and have it wired would be approximately \$1350. Will have further information to include estimates on installation of pump and pond maintenance for members during next meeting to be held Spring 2006.
- Question from the floor as to how sand got in to damage pump. Steve Bright stated he was not sure – possibly from the way it was installed as the pump was sitting on the bottom/ground.
- Steve Bright stated that we may also want to purchase a warranty. Pump should last longer with algae under control. Will research and provide members with a "plan of attack" for the pond. Possible that pond was not dug out deep enough to keep sunlight from reaching the bottom.
- Ed Starr, IOA HOA member, stated that if we can get a better price for new pump in winter can we go ahead and authorize BOD to purchase.
- Motion was made from floor: Motion was "To authorize BOD to take action to purchase pump before next meeting if we found at least a 15% savings for winter versus summer purchase."
 - Motion to accept was made by Ed Starr. Jim Zaik seconded the motion.

- Vote – unanimously accepted motion.

Call for Volunteers to serve on Architectural Control Committee (ACC)

Evelyn Turner stated that any members in attendance that would like to be considered for the ACC please contact Laurie Bagley, Secretary. Steve Bright stated that the ACC would be in charge of approving modifications and new home construction as well as enforcing the covenants and restrictions.

New Business

Ronny McDowell, IOA HOA member, requested that we change the By-Laws, Article VII, Section 2 (c) (1), that directs the BOD to set the yearly dues. Mr. McDowell felt that the dues should be agreed upon by all the members and not decided just by the BOD.

- Motion: “Change the By-Laws pertaining to Article VII, Section 2 (c) (1) to have voting membership vote and set dues for the year.”
 - Motion to accept made by Ronny McDowell. Todd Hohn seconded the motion.
- Motion: “To table the above mentioned motion to a later time.”
 - Motion to accept made by Todd Hohn. Ed Starr seconded the motion.

Donald Monroe, IOA HOA member, asked what was being done with the property behind the pond. Is the developer going to have to make a retention pond? If yes, how will this affect our current pond? IOA HOA BOD will ask CLG about this.

Ronny McDowell, IOA HOA member, asked what was going to be done with the bike trail/common area off of Indigo Fields Blvd. Request further information on building a dock. IOA BOD will look into this matter.

Steve Bright, IOA HOA BOD, stated that the BOD was looking into what would be in the best interest for the HOA in maintaining bike trails since they are a small amount of property. Included common area/bike trail on Indigo Fields Blvd and Berringer Bluff. BOD will look at all possible uses/scenarios and get back to members.

Ronny McDowell, IOA HOA member, request information on installing street lights on Indigo Fields Blvd for newest homes build. Steve Bright will check with SCE&G and see what the hold up is.

Evelyn Turner, IOA HOA BOD, stated that the BOD would be looking into creating a website for members use to obtain info and see updates on open issues.

Adrian Haynie, IOA HOA member, logged complaint about construction contractors – parking issues, untidy job sites, speeding, working times. BOD stated that they would get a complaint form to Adrian Haynie and Ronny McDowell. Steve Bright will look into this issue.

Laurie Bagley, IOA HOA Secretary, stated that Sundial Court still does not have a wooden stop sign like the rest of IOA HOA. Stated she was told by CLG that one would be installed. Still has the metal stop sign installed by the City of North Charleston at the end of the street.

Meeting adjourned at 8:20 pm.

**INDIGO ON THE ASHLEY (IOA) HOA
SUMMER MEETING
August 3, 2006**

LOCATION:

Ashley River Fire Department
Meeting called to order at 7:00 p.m.

PRESIDING BOARD OF DIRECTORS (BOD):

Evelyn Turner
Steve Bright
Judy Tanner

SECRETARY/TREASURER:

Laurie Bagley

ATTENDEES:

See meeting sign-in sheets.

NOTE: It was determined that only 15 out of 75 homeowners were represented. According to the IOA HOA bylaws, a quorum is represented by 25% of members in good standing. Since a quorum was not represented at this meeting, voting could not take place on presented issues/topics.

TOPICS:

After meeting was called to order by President, Evelyn Turner, the following topics were discussed:

Presentation of Minutes from January 5, 2006 Meeting

Minutes were presented by Secretary, Laurie Bagley. Minutes will have to be accepted or rejected at the next homeowners meeting when a quorum can be represented.

Treasurer's Report

Laurie Bagley presented the Treasurer's Report as of August 3, 2006. Reference Financial Record Summary and the General Ledger attached.

Evelyn Turner indicated that there were no glaring issues identified in our Audit of Charleston Land Group financial records transferred over to the IOA HOA Board of Directors in September 2006.

BOD notified members that out of 75 homeowners, 4 members did not pay 2006 dues. Additionally, two of the four have also not paid 2005 dues.

Architectural Control Committee (ACC) Report presented by Steven Bright

Members have been submitting Modification Request forms to the ACC under the guidelines of IOA HOA Covenants and Restrictions.

Members were reminded to follow the Covenants and Restrictions (Article VII, Section 11) when removing trees with a diameter in excess of 6" when measured 2' above ground. An ACC Modification Request form must be turned in the ACC before removing trees. Additionally, members were advised to consult with the City of North Charleston on tree removal.

- Motion was made by Dean Perkins that our HOA adopt the same guidelines as the City of North Charleston pertaining to tree removal. Motion seconded by Diana King.
- Will have to vote on motion during next HOA meeting when quorum is present.

Pond Maintenance

New fountain is in the pond. IOA experienced setbacks in installation due to electrical requirements of the new unit. Thanks to Mr. Steve Smiley of Sinkler Court for volunteering his electrical engineering services to get the fountain up and running.

Have new contractor, Professional Lake Management, taking care of pond maintenance each month at a cost of \$85.00. Contractor is doing a good job. However, we still have growth and brush cleaned up around pond. Will look into designating a weekend where homeowners can assist in the clean up.

We have an alligator in the pond (up to 5 feet). Steve Bright will contact someone to remove the alligator. In the meantime, we will contact our Liability Insurance Carrier to see what procedures we need to take. No swimming signs will be posted near the pond. IOA HOA BOD will issue a notice to be sent to all homeowners and neighboring HOA's concerning the alligator and no swimming and fishing stipulations.

Grounds Maintenance

Contractor, Carolina Landscaping, is doing a good job. Members questioned the condition of the back end of the pond. Steve Bright will address this issue with the contractor. Contractor has expressed concerns that homeowners are using the back end of the pond area as a dumping site for yard debris. Homeowners were cautioned that this should not be happening. Contractor has also informed Steve Bright of excessive pet waste around the pond. This makes it difficult to keep the grounds in good condition. Members were urged to be courteous of others and pick up after pets. Additionally, members were urged to keep pets on lease when outside of your own yard.

Common Areas – Evelyn Turner

Deeds: Still have not received the deed to the common areas from Charleston Land Group (CLG). Will urge CLG to provide these to us or we will begin sending them bills for upkeep of grounds to include the pond. Will contact CLG again, wait one week, and then send a certified/return receipt letter demanding action.

- Todd Hohn asked if HOA can hold CLG legally liable for no walking trails and dock as promised in their literature when selling the homes in IOA. Could we possibly demand a larger green space from CLG to make up for this break in a verbal agreement? Evelyn Turner will look into this issue.

Community Dock: North Charleston Planning and Zoning said that our marsh view homes are part of the Scenic Ashley River District and a community dock cannot be built without each one of our homeowners giving up their rights to install a personal dock. This required a variance from the City of North Charleston.

- Found out that it is approximately \$10,000 per foot to build a dock. This would mean a donation from each homeowner of \$1,000 to build the dock which would include homeowners who are nowhere near the marsh area. IOA HOA cannot afford this.

Call for Volunteers to Serve on Nominating Committee

According to IOA HOA ByLaws (Article V, Section 1), a Nominating Committee must be formed to gather nominations for new Board of Directors for the next year (2007). We will need to elect 3 new BOD: 1 to fill Judy Tanner's spot (2 year term); 1 for 2 year term; 1 for 1 year term. Additionally, a new Secretary and or Treasurer will have to be appointed as Laurie Bagley's term expires December 31, 2006. Please contact Laurie Bagley if interested in serving on Nominating Committee.

Old Business - None

New Business

Members identified problem of speeding on Indigo Fields Blvd. BOD stated that they would look into what could be done to remedy the situation.

Todd Hohn made a motion concerning promises made to prospective IOA homeowners by Charleston Land Group.

- Motion: Pursue legal action against CLG for 6 acre common area commitment marketed and advertised in sales literature for recreational dock, and walking paths.
- Steve Bright will check with the magistrate on our rights. Bottom line is to push CLG for more green space.

Members stated that something needs to be issued to homeowners to be courteous when operating motorized vehicles (mopeds, go-carts, scooters) on our neighborhood streets.

ACC should notify owner of overgrown lot at 8328 Berringer Bluff Rd. IOA HOA BOD indicated that we have had to send letters to the owner of this lot before. BOD will take care of situation.

Members suggested notifying contractors who are working on new homes on Indigo Fields Blvd that at the completion of all construction, they need to clean up streets. Steve Bright indicated that he has told the contractors this and will remind contractors again.

Meeting adjourned at 8:05 pm.

**INDIGO ON THE ASHLEY (IOA) HOA
ANNUAL MEETING
January 25, 2007**

LOCATION:

Ashley River Fire Department
Meeting called to order at 7:00 p.m.

PRESIDING BOARD OF DIRECTORS (BOD):

Evelyn Turner
Steve Bright
Judy Tanner

SECRETARY/TREASURER:

Laurie Bagley

ATTENDEES:

See meeting sign-in sheets.

NOTE: It was determined that only 14 out of 76 members in good standing were represented. According to the IOA HOA bylaws, a quorum is represented by 25% of members in good standing. Since a quorum was not represented at this meeting, voting could not take place on presented issues/topics.

TOPICS:

After meeting was called to order by President, Evelyn Turner, the following topics were discussed:

Presentation of Minutes from August 3, 2006 Meeting

Minutes were presented by Secretary, Laurie Bagley. Minutes will have to be accepted or rejected at the next homeowners meeting when a quorum can be represented. No changes were indicated by those in attendance.

Treasurer's Report

Laurie Bagley indicated that an audit of IOA HOA Financial Records for fiscal year ending December 31, 2006 had been conducted. Per the auditor's findings, all information provided appeared reasonable and all proper documentation provided substantiates all accounting entries. Audit was performed on January 4, 2007. Reference attached Auditor's report.

Laurie Bagley presented the Treasurer's Report ending December 31, 2006. Reference 2006 Financial Record Summary and the General Ledger attached. No changes were requested or info challenged by those in attendance.

Laurie Bagley presented the 2007 Budget Forecast which assisted the BOD in assessing 2007 membership dues. Reference attached forecast.

- Members notified that we have budgeted to contribute what we consider a proportional share (\$20.00 per home) to Indigo Fields (IF) HOA for upkeep of front entrance. However, we will not give the money to IF HOA unless requested, and if requested, we will not give them the money without having a say in how the front entrance is maintained. We contributed \$50 per home last year and were not notified that IF HOA received payment. Also, IF HOA cost for landscaping for front entrance was not much more than we contributed; therefore, once again we paid more than our fair share. Feeling of the BOD is that if IF HOA wants us to contribute to the front entrance, they should contribute to our common area which their members also enjoy and use.

Laurie Bagley presented the Treasurer's Report as of January 25, 2007. No changes were requested or info challenged by those in attendance. Reference attached forecast.

Laurie Bagley notified members that out of 75 homeowners on rolls, 2 members did not pay 2006 dues. Report of current collection of dues for 2007 was provided – reference attached report.

Architectural Control Committee (ACC) Report presented by Steven Bright

Members have been submitting Modification Request forms to the ACC under the guidelines of IOA HOA Covenants and Restrictions. No problems have been identified.

Steve Bright indicated that he has information for anyone who is interested in literature on adding shed to your property.

Pond Maintenance

Pond maintenance remains \$85.00 per month – contractor Professional Lake Management.

- Steve Bright indicated that some weeds were noticed surrounding the pond.
- Professional Lake Management sprayed in Oct and Dec. Still notice weeds and contractor has agreed to come back out and spray.

We still need to clean up around pond. BOD budgeted \$1800 for Common Area Improvements. Will see about taking some of these funds for clean up (trees down, control underbrush, etc.)

Alligator we had in the pond in the summer was removed. We have additional tags from Department of Natural Resources if we notice another alligator in future. Reminder to all homeowners to remain cautious – no swimming.

Steve Bright thanked all ACC members (Dave Jones, Steve Smiley, Steve Toole, and Judy Tanner) for their service.

Nominating Committee

Committee: Judy Tanner (chair) and Dean Perkins.

- Must fill 3 BOD positions: 2 – 2yr terms and 1 – 1yr term. (Replacing Judy Tanner and adding two additional BOD positions per Bylaws.
- Slate includes Dean Perkins and Ronnie McDowell.
- Nominations from floor included David Jones and Steve Toole.
- Since a quorum was not present at the meeting, ballots will be mailed out for homeowners to indicate the two nominees for 2 year terms and one nominee for 1 year term.
- Also informed those in attendance that the Secretary and Treasurer positions will be open.

Unfinished Business:

Common Areas – Evelyn Turner

- Last meeting – tabled action item: Todd Hohn asked if HOA can hold Charleston Land Group (CLG) legally liable for no walking trails and dock as promised in their literature when selling the homes in IOA. Could we possibly demand a larger green space from CLG to make up for this break in a verbal agreement?
 - Evelyn Turner and Steve Bright met with Abbey Adams of CLG to turn over the common areas to HOA ownership.
 - CLG was told that homeowners were upset over what was promised to them per walking trails and dock.
 - CLG stated that they will have a walking trail mapped out in the next 90 days. If CLG determines that walking trail is not feasible, CLG will discuss with IOA HOA

- BOD other compensation in the form of common area improvements (gazebo, benches, etc.) that would be acceptable.
- CLG mentioned that we would have to add dialog in the transfer paperwork to give IF HOA members access to walking trail.
 - Evelyn Turner will include request to all IOA HOA members asking them what improvements they would like to the common areas.
 - IOA HOA members will be notified of decision and/or action by CLG pertaining to common area improvements and transfer of deed.

Adoption of City of North Charleston Policy on Tree Removal

- At last meeting of all homeowners, motion was made by Dean Perkins that our HOA adopt the same guidelines as the City of North Charleston pertaining to tree removal. Motion seconded by Diana King.
- After research by Evelyn Turner, she prepared and submitted to all homeowners in attendance an information sheet on tree removal (IOA HOA current policy in our covenants and restrictions versus City of North Charleston policy).
- Since we did not have a quorum present, the motion to change IOA HOA covenants and restrictions to reflect the City of North Charleston's tree removal policy, members will have to vote by mail (include along with BOD ballots).
 - Specifically, change covenants and restrictions indicating that a homeowner must request permission to remove any significant tree over 10" DBH (diameter breast high). Currently, covenants and restrictions say that a significant tree is any tree 6" DBH (diameter breast high) or 2 ft above ground level.
- Reference attached information sheet prepared by Evelyn Turner.

Old Business - None

New Business

Dean Perkins indicated that if anyone has any issues with homes adjacent to IOA HOA located in Archdale to call Dorchester County non-emergency number at 873-5111 (dispatch) and let them know that you are calling in reference to a home in Dorchester County and you live in North Charleston but in the county of Dorchester.

Steve Bright said that the last 2 new homes are almost finished on Indigo Fields Blvd. Contractor has stated that they will ensure that they clean up when all construction is finished. Steve Bright will ensure that a street sweeper comes after all construction is completed. Homeowners were asked to contact Steve Bright if they noticed any problems with the contractor before construction ends.

Steve Bright reminded all homeowners to remain considerate of their pets by not letting their pets on other lots. Dogs must be on leash or under the owner's voice control while not in their own yard. Please continue to pick up your pets waste in the neighborhood, especially around the common areas.

Steve Bright also reminded all in attendance to be mindful of their speed limit while driving in the neighborhood.

Steve Bright informed those in attendance that IOA HOA paid legal fees in 2006 that we were liable for from time of CLG control.

- Current BOD policy on legal fees/lawyers:
 - Only one who wins is lawyers.
 - Takes too much money to collect dues.
 - Current policy is to collect dues, fees, interest owed during closing sale of home.

- Closing attorney's call the Secretary to ensure dues have been paid. If not, Secretary sends out notice to closing attorney demanding that seller pay at closing all monies owed to IOA HOA.
- IOA HOA does have legal right to file a lien against homeowner/home; however, this costs at least \$150.

Member suggested that if IOA HOA is asked to contribute to cost of upkeep of front entrance, IOA HOA push the condition of the entrance as issue of concern.

Member asked what could be done about the pot holes at the front entrance of IF. Steve Bright indicated that he would check with Dorchester County on this issue. Steve Bright also indicated that Indigo Fields is on the list to have an intersection created at the front of the neighborhood on Dorchester Road. Members will be notified on status of pot holes.

Meeting adjourned at 7:58 pm.

**INDIGO ON THE ASHLEY (IOA) HOA
ANNUAL MEETING
July 26, 2007**

LOCATION:

Ashley River Fire Department
Meeting called to order at 7:00 p.m.

PRESIDING BOARD OF DIRECTORS (BOD):

Evelyn Turner
Steve Bright
Dave Jones
Steve Toole

SECRETARY/TREASURER:

Steve Bright

ATTENDEES:

See meeting sign-in sheets.

NOTE: It was determined that only 14 out of 81 members in good standing were represented. According to the IOA HOA bylaws, a quorum is represented by 25% of members in good standing. Since a quorum was not represented at this meeting, voting could not take place on presented issues/topics.

TOPICS:

After meeting was called to order by President, Evelyn Turner, the following topics were discussed:

Presentation of Minutes from January 26, 2007 Meeting

Minutes were presented by Secretary, Steve Bright. Minutes will have to be accepted or rejected at the next homeowners meeting when a quorum can be represented. No changes were indicated by those in attendance.

Treasurer's Report

Steve Bright indicated that an audit of IOA HOA Financial Records for fiscal year ending December 31, 2006 had been conducted. Per the auditor's findings, all information provided appeared reasonable and all proper documentation provided substantiates all accounting entries. Audit was performed on January 4, 2007.

Steve Bright presented the Treasurer's Report ending 1 July, 2007. Reference 2007 Financial Record Summary and the General Ledger attached. No changes were requested or info challenged by those in attendance.

Architectural Control Committee (ACC) Report presented by Dave Jones

Members have been submitting Modification Request forms to the ACC under the guidelines of IOA HOA Covenants and Restrictions. No problems have been identified.

Mr. Jones outlined the ACC's plans to have all homeowners comply with the Covenants guidelines in reference to mail boxes.

Steve Bright has sent letters to ensure the upkeep of the 2 vacant lots on Dye Makers Ridge and the vacant lot on Berringers Bluff

Pond Maintenance

Pond maintenance was raised to \$86.70 per month – contractor Professional Lake Management.

Nominating Committee

Committee: Evelyn Turner (chair) and Dean Perkins.

- Must fill 2 BOD positions: 2 – 2yr terms. (Replacing herself and Steve Bright.
- Since a quorum was not present at the meeting, ballots will be mailed out for homeowners to indicate the two nominees for 2 year terms Also informed those in attendance that the President, Secretary and Treasurer positions will be open.

Unfinished Business:

Common Areas – Evelyn Turner

- Last meeting – tabled action item: Todd Hohn asked if HOA can hold Charleston Land Group (CLG) legally liable for no walking trails and dock as promised in their literature when selling the homes in IOA. Could we possibly demand a larger green space from CLG to make up for this break in a verbal agreement?
 - Evelyn Turner and Steve Bright met with Abbey Adams of CLG to turn over the common areas to HOA ownership.
 - CLG was told that homeowners were upset over what was promised to them per walking trails and dock.
 - CLG stated that they will have a walking trail mapped out in the next 90 days. If CLG determines that walking trail is not feasible, CLG will discuss with IOA HOA BOD other compensation in the form of common area improvements (gazebo, benches, etc.) that would be acceptable.
 - CLG mentioned that we would have to add dialog in the transfer paperwork to give IF HOA members access to walking trail.
 - Evelyn Turner will include request to all IOA HOA members asking them what improvements they would like to the common areas.
 - IOA HOA members will be notified of decision and/or action by CLG pertaining to common area improvements and transfer of deed.

Old Business - None

New Business

Steve Bright reminded all homeowners to remain considerate of their pets by not letting their pets on other lots. Dogs must be on leash or under the owner's voice control while not in their own yard. Please continue to pick up your pets waste in the neighborhood, especially around the common areas.

Steve Bright also reminded all in attendance to be mindful of their speed limit while driving in the neighborhood.

Member suggested that if IOA HOA is asked to contribute to cost of upkeep of front entrance, IOA HOA push the condition of the entrance as issue of concern.

Member asked what could be done about the pot holes at the front entrance of IF. Steve Bright indicated that he would check with Dorchester County on this issue. Steve Bright also indicated that Indigo Fields is on the list to have an intersection created at the front of the neighborhood on Dorchester Road. Members will be notified on status of pot holes.

Meeting adjourned at 7:58 pm.

**INDIGO ON THE ASHLEY (IOA) HOA
ANNUAL MEETING
10 January, 2008**

LOCATION:

Ashley River Fire Department
Meeting called to order at 7:00 p.m.

PRESIDING BOARD OF DIRECTORS (BOD):

Evelyn Turner
Steve Bright
Dave Jones
Steve Toole
Dean Perkins

SECRETARY/TREASURER:

Steve Bright

ATTENDEES:

See meeting sign-in sheets.

NOTE: It was determined that only 16 out of 81 members in good standing were represented. According to the IOA HOA bylaws, a quorum is represented by 25% of members in good standing. Since a quorum was not represented at this meeting, voting could not take place on presented issues/topics.

TOPICS:

After meeting was called to order by President, Evelyn Turner, the following topics were discussed:

Presentation of Minutes from July 26, 2007 Meeting

Minutes were presented by Secretary, Steve Bright. Minutes will have to be accepted or rejected at the next homeowners meeting when a quorum can be represented. No changes were indicated by those in attendance.

Treasurer's Report

Steve Bright presented the Treasurer's Report ending 1 January, 2008. Reference 2007 Financial Record Summary and the General Ledger attached. No changes were requested or info challenged by those in attendance.

It was decided by the BOD that annual dues would be raised to \$160 per year due to inflation.

Architectural Control Committee (ACC) Report presented by Dave Jones

Members have been submitting Modification Request forms to the ACC under the guidelines of IOA HOA Covenants and Restrictions. No problems have been identified.

Mr. Jones reported that all homeowners have complied with the Covenants guidelines in reference to mail boxes.

Pond Maintenance

Pond maintenance was raised to \$86.70 per month – contractor Professional Lake Management
Steve Bright reported that Evelyn Turner was looking into the procurement of NO SWIMMING signs

and passed on a big thank you to Rob Millitello, Dean Perkins, Dave Jones, and Steve Toole for cleaning up around the pond and clearing trees.

Nominating Committee

Committee: Evelyn Turner (chair) and Dean Perkins.

Evelyn reported that they had received no nominations prior to the meeting. During the meeting Rob Millatello, Dennis Jefferson, and Richard Barnett expressed interest in holding positions.

Unfinished Business:

Common Areas – Evelyn Turner

- Last meeting – tabled action item: Todd Hohn asked if HOA can hold Charleston Land Group (CLG) legally liable for no walking trails and dock as promised in their literature when selling the homes in IOA. Could we possibly demand a larger green space from CLG to make up for this break in a verbal agreement? (This Item was tabled again)

Old Business - None

New Business

Steve Bright reminded all homeowners to remain considerate of their pets by not letting their pets on other lots. Dogs must be on leash or under the owner's voice control while not in their own yard. Please continue to pick up your pets waste in the neighborhood, especially around the common areas.

Steve Bright also reminded all in attendance to be mindful of their speed limit while driving in the neighborhood.

Member suggested that if IOA HOA is asked to contribute to cost of upkeep of front entrance, IOA HOA push the condition of the entrance as issue of concern.

Meeting adjourned at 7:58 pm.

**Indigo On the Ashley (IOA) HOA
Meeting
July 30, 2008**

Location:

Ashley River Fire Department
Meeting called to order at 7:00 pm

Presiding Board of Directors (BOD):

Dave Jones
Rob Militello
Rich Barnett
Steve Toole
Dean Perkins

Secretary:

Amy Nienstedt

Attendees:

See meeting sign-in sheets.

Topics:

After meeting was called to order by President, Dave Jones, the following topics were discussed:

Presentation of Minutes from January 10, 2008 Meeting

Minutes were presented and accepted. No objections were heard.

Treasurer's Report:

Rich explained the Financial Summary in detail. No questions or concerns were heard.

Architectural Control Committee (ACC) Report presented by Steve Toole:

Steve stated they are reviewing a request by 1 homeowner that would like to add a screened porch on the back of their house.

An issue was brought up regarding a neighbor who does not cut their grass on Berringer Bluff. Dave stated that he will handle the situation and may place a fine on the homeowners.

Unfinished Business:

There are 6 delinquent dues accounts that will receive registered letters.

Tree Removal: Amendment for less restriction (10" diameter @ breast height) has been approved and now needs to be filed with Dorchester County. Copies need to be sent to all homeowners.

Intersection issue: There will possibly be a mass mailing to officials to make the intersection issue a priority. Rob is taking care of researching our options.

New Business:

Common Areas – we now own 3 common areas

- Berringer Bluff bike trail. This will possibly be sold to the homeowners on either side.
- Indigo Fields Blvd. bike trails & sewer easement – This property may not be able to be sold.
- Pond area. Plans are to improve the pond area from year to year. The size is approx. 4 acres.

We added signs to the pond area to make sure people aren't going into the pond. One is at the front and the other is at the back of the pond.

We've received quotes regarding cleaning up the patch of trees near the pond. We are still working on receiving better quotes. Rob is researching stump removal. Several items are being considered to add to the pond area: large rocks, benches, trash cans, and a trail. Clean up needs to happen within a month or two. Common areas are not open to the general public. It was decided that pets are OK to be in the water at the owners' discretion.

Meeting Reminder Signs: Amy is researching getting 3 signs for meeting reminders. Dave will ask Indigo Fields HOA permission to put signs in the front.

There was a short discussion regarding the Indigo Fields covenants – specifically if commercial trucks and vans are allowed to be parked in the streets and driveways of homeowners. Dave stated that he will send a letter to the Indigo Fields HOA President when necessary.

Soliciting is allowed in our neighborhood as it is not specifically stated otherwise in our covenants.

Meeting adjourned at 7:59 pm

**Indigo On the Ashley (IOA) HOA
Meeting
January 13, 2009**

Location:

Ashley River Fire Department
Meeting called to order at 7:05 pm

Presiding Board of Directors (BOD):

Dave Jones
Rob Militello
Rich Barnett
Steve Toole
Dean Perkins

Secretary:

Amy Nienstedt

Attendees:

See Sign-In Sheets
20 Homeowners were represented at the meeting. Therefore, there were enough homeowners present to have a quorum.

Topics:

After meeting was called to order by President, Dave Jones, the following topics were discussed:

Presentation of Minutes from July 30, 2008 Meeting

Minutes were presented and accepted. No objections were heard.

Treasurer's Report:

Rich explained the 2009 budget forecast in detail. Budget accepted. Dave suggested a new policy that homeowners can email treasurer for confirmation of receipt of dues.

Architectural Control Committee (ACC) Report presented by Steve Toole:

Steve stated that the Hoover's want to add a fence. Steve stated that he will get with them directly to approve or deny.

Unfinished Business:

- **Pond Pump:** The pond company should be out to replace the pump by this coming weekend.
- **Pond Signs:** The repaired pond sign will be replaced

- **Pond Improvement:** Rob discussed the tree stumps. He has been unable to find a company to remove the stumps. An area of brush behind the pond needs to be cleaned up. Rob suggested a group of homeowners get together to take care of this.
- **Intersection:** Rob explained the intersection issue. Rob will find out where the plan stands.
- **Delinquent Accounts:** The board is looking for ways to place a lien on the homes of those delinquent dues accounts.
- **Tree removal amendment:** Dave will file this amendment.

New Business:

- There are three positions on the HOA board open – President and 2 ACC . Steve Baker nominated himself for a position with no opposition. Rich Barnes and Amy Nienstedt were voted onto the board.
- Indigo Fields HOA Payment: One homeowner was concerned that Indigo Fields is not including the other Homeowner's Associations in the neighborhood in decisions made for the neighborhood, yet they use Indigo on the Ashley's pond.
- Another homeowner expressed concern about tents, beer cans and fires being set in the woods. Dave advised that homeowner to call the police if you see suspicious activity in the neighborhood.
- Another homeowner was concerned about parking in the street in Indigo Fields.
- Someone also asked what prompted the placement of stop signs throughout the neighborhood. The board is unsure, but it is believed that an Indigo Fields HOA board member sent an email to the city council.
- Recent Vandalism was discussed. Nobody knows who is responsible. All were told to call the police if it happens to you.

Meeting adjourned at 8:05 pm

**Indigo On the Ashley (IOA) HOA
Meeting
July 30 , 2009**

Location:

Dave Jones' Home
Meeting called to order at 7:00 pm

Presiding Board of Directors (BOD):

Dave Jones
Rob Militello
Rich Barnett
Steve Baker

Secretary:

Amy Nienstedt

Topics:

After meeting was called to order by President, Dave Jones, the following topics were discussed:

Presentation of Minutes from April 29, 2009 Meeting

Minutes were presented and accepted. No objections were heard.

Treasurer's Report:

Rich explained that there are still 4 delinquent dues accounts. There is a \$10 fee per home for a lien. Steve will get the lien form. Also, our records match the bank statements. Treasurer's report was accepted.

Architectural Control Committee (ACC) Report presented by Steve Toole:

No activity.

Unfinished Business:

1. Tree Ammendment – Dave and Amy will get tree amendment notarized ASAP.
2. Annual Meeting Date – Tenative date and time – Thursday, August 20 at 7PM

New Business:

1. One homeowner has a trailor and a boat in their driveway, which is against the covenants and restrictions of the neighborhood. Rob and Dave will go talk to the homeowner about the situation.

2. Steve was concerned about homeowners having window air conditioning units because he believes it alters the look of the neighborhood. Dave will look at the covenants and restrictions to see if there is any restriction against window units.

Meeting adjourned at 7:58 pm

**Indigo On the Ashley (IOA) HOA
Meeting
August 4, 2011**

Location:

Ashley River Fire Department
Meeting called to order at 7:00 pm

Presiding Board of Directors (BOD):

Steve Bright - President
Danny Winstead – Vice President
Alisa Quevedo – Treasurer
Evelyn Turner - Secretary
Sharon MacRae – ACC
Steve Toole - ACC

Attendees:

See meeting sign-in sheets.

Topics:

After meeting was called to order by President, Steve Bright, the following topics were discussed:

Presentation of Minutes from Janunary 27, 2011 Meeting

Minutes were presented and accepted. No objections were heard.

Treasurer's Report:

Alisa explained in detail the budget estimate and actual costs incurred and all were accepted. There are still 3 delinquent HOA dues accounts.

Architectural Control Committee (ACC) Report presented by Steve Bright:

Steve reported that we had several new requests made and approved to include a pool and fence and addition to a driveway. He also stated that the ACC would be stepping up there watch and enforcing the covenants as required.

Old Business:

Signs at the pond – Steve noted that new signs had been put up on both sides of the pond at a cost of less than \$30.00

Stop sign repair – Danny Winstead and Steve Bright painted all of the signs and they are looking much better.

Mailbox paint – It was noted that there is plenty of paint left over for residents to use to paint their mailbox posts. The paint is currently at Steve Bright and Evelyn Turners houses.

The issue of purchasing benches for around the pond which would cost around \$1000 was ok'd but put on hold to see what happens with the front entrance.

Dave Jones was also thanked for taking care of getting the pond lights repaired back in the spring

New Business:

There was a lengthy discussion on the current status of the entrance to the subdivision. Currently Indigo Fields HOA has suspended the landscaping and watering of the entrance due to their beliefs that not all home owners in the subdivision are paying their fair share, and that their association is left with the majority of the bill and responsibility to manage it. It was stated that there have been multiply meetings between the 4 boards to try and come to an agreement to resolve this issue. At the last meeting our board proposed to continue with giving IF HOA an annual donation until the current housing developments can be finished and we can come to a permanent agreement between all HOA's. This proposal was not accepted so we have not provided a donation at this time. Currently the IF HOA has hired a private management company to manage their HOA and to negotiate the future of the entrance. There is currently a plan to start negotiations again in the near future but most agreed we should stand our ground until a fair and mutual agreement can be made between all HOA's

There was also discussion about the replacement of the sign at the entrance to the neighborhood. It was explained that IF HOA decided to take their \$2000 in insurance money and construct a new sign on their land and away from the entrance without asking the other 3 HOA's their opinions. It was apparent that our homeowners miss the old sign and would like a new one. The board noted this and has made a promise to make this a top priority to get replaced.

It was also brought up about some of the street lights that were not producing much light due to overgrown trees. The board took this as an action item.

There was a motion to spend around a \$1000 to clear some of the trees around the pond area that need attention. which was approved

It was asked about a get well date for the entrance negotiations and I stated I would like to see something within 90 days

Meeting adjourned at 8:15pm