

2015 IOA HOA Annual Meeting
January 27, 2015

Call to order: Rich Barnett, President called the meeting to order at 7pm.

Welcome/Introduction:

All those in attendance introduced themselves. See sign in sheet for attendance.

Minutes:

Minutes from June 25, 2024 were handed out. Rich asked everyone to review the minutes.

Rich also commented that the dock permit was dead as the HOA is not allowed to transfer dock permit.

Financial Report

Carolyn Hoover, Treasurer provided a handout with 2015 budget forecast. Alisa asked for clarification among line items front maintenance, pond lawn maintenance and admin fees.

Carolyn explained each line item.

2015 Dues

Dues notices went out. Based on forecast dues remain \$130 for 2015. It is noted that IOA dues are the lowest among all HOAs.

Front Entrance Financing

IF HOA is paying bills for front entrance services and sending us an itemized invoice for our share. Our share is 23.5% of the invoice. The front entrance group has discussed getting a separate bank account with one member from each board to manage the money in 2015.

Volunteers/Elections for new Board Members

Rich Barnett, Danny Winstead and Carolyn Hoover are all rotating off the board.

Rich asked for volunteers to serve as board members.

Steve Bright was nominated from the floor and seconded by Gene Hoover – Members voted to elect Steve to the board.

Alisa Quevedo offered to serve and was seconded by Danny Winstead – members voted to elect Alisa to the board.

Evelyn Turner was nominated from the floor and seconded by Gene Hoover – Members voted to elect Evelyn to the board. Evelyn agreed to serve one year.

ACC Report – Danny reported that he will remain on ACC with Sharon . There were 10 ACC requests in 2014 from solar panels, decks, screened porches, to removal of trees.

The board reminded homeowners that any tree removal or changes to the outside of a house has to be approved by the ACC.

Open Forum

- Jan reported that the bus no longer turns around in the Tyrian Path cul-de-sac.
- IF HOA has terminated the contract with their management company. Danny stated that the IF HOA found that they had no money left in their account once their contract with the management company ended. The IF HOA reportedly paid CMG \$7,000/yr.
- Joe asked how many homeowners had not paid dues yet. None so far for 2015 since the bill just went out. There are 3 non paid homeowners from last year. A lien has been placed on the home of the

homeowner who refuses to pay dues. For the other 2 non paid homeowners this will be the third year with no payment. A lien will be filed on those homes.

- Alisa asked if the new development will be part of our HOA. The builder is developing their own HOA. This will make the 5th HOA.
- Jan reported thst there is a black truck that is parked overnight on Indigo Fields in the IF HOA section and that it is dangerous as it is black and hard to see. Rich says we will send a letter to IF HOA to ask for it to be moved.
- The electricity has been temporarily turned off which has effected the pump and light at the pond – this is temporary and will be restored.
- Notifications from N Chas: there have been enhancements to the 911 system, Summer Fun Camp, Baseball/Softball registration.
- Danny stated that the IF HOA president really wants Indigo to be a gated community. IOA isn't interested. There is a huge cost and the streets become our full responsibility.
- Streets will be re-paved soon. Will work to get rid of water at first intersection.

Adjourn – 7:25

Respectfully submitted by Evelyn Turner

Indigo on the Ashley (IOA) HOA Meeting

June 23, 2015

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Gene Hoover – President Steve Bright – Vice President
Alisa Quevedo – Treasurer Sharon MacRae – Secretary
Evelyn Turner – Public Relations

IOA Architectural Control Committee:

Sharon MacRae Danny Winstead Steve Toole

Meeting started at 7:05 PM with Introduction and Welcome of Guest Speaker Dwight Stigler, District 9.

1) Dwight Stigler, District 9

The discussion began with Councilman Dwight Stigler explaining that not every road in Indigo would be resurfaced due to limited funds. He had successfully pleaded the case of the need to resurface some of the roads in the Indigo subdivision. He mentioned that Wild Indigo Bluff had been the road that needed resurfacing the most, followed by Governors Walk and Indigo Field Blvd. He asked the group if they had any concerns with the road paving project. He mentioned that a few homeowners had complained about the asphalt not tapering to the curb and that the asphalt was poorly mixed in some areas. Many of the homeowners present agreed with the observations.

He explained that he had met with the Public Works Director about resolving the issues.

A homeowner asked about the deceleration lane as it appeared by the demarcation of white marks that the resurfacing would not be included in the resurfacing project. Councilman Stigler explained that because Dorchester Road is a state road and the deceleration lane is part of the state road; thus, it would not be resurfaced. The majority present agreed that this lane was badly in need of repair and would he try to get this lane resurfaced. Councilman Stigler explained that ½ million was being spent in Indigo. He meets with Mayor Summey and the Public Works Director to plead his case but he is at the mercy of their decisions. He told the group he would try to get the deceleration lane resurfaced.

A homeowner requested specifics on the funding required for the project and Councilman Stigler stated it was \$260,000 - \$290,000 (\$300,000) for the road resurfacing. Councilman Stigler mentioned a few other roads to be resurfaced: Patriot Blvd, Ashley Phosphate, Club Course Drive.

Councilman Stigler discussed the Fort Dorchester Residential Association Meeting that occurred on June 15th. The topic was traffic conditions, current and future transportation plans for Dorchester Road, Wescott Blvd, Patriot Blvd and Palmetto Commerce Parkways. Issues of road deterioration, tree buffers, traffic problems were discussed.

Speakers included North Charleston Mayor Summey, SCDOT District 6 Rep Robert Clark, North Charleston Councilmen Ed Astle and Councilmen Dwight Stigler. The FDRA is a civic association covering the major neighborhoods of our city in Dorchester Count. Councilman Stigler explained that he was disappointed with the plan or lack of plan. He felt more funding is needed and there is poor planning, no foresight and the roads are not wide enough. Dorchester Road is congested and it is extremely difficult to get out of the subdivisions. Councilman Stigler has experienced the problem personally and he feels there is a need for more funding and to get ahead of the transportation issues.

100 people attended the meeting and Councilman Stigler stated that more people need to attend.

One homeowner suggested a petition and another emails. Councilman Stigler said petitions and emails can help but attendance at the meetings have a greater impact and to get involved in the Fort Dorchester Residential Association.

Charleston County initiative is a new road intersecting with Palmetto Commerce and new exits. For additional details, Councilman Stigler told the group to check out his website. A traffic study found that more veins off major roads allowed for better traffic dispersal.

Councilman Stigler announced he is not running for re-election, his 4 year term is finished in November.

His decision was based on spending more time with his family as both his management and councilmen position required an inordinate amount of time.

2) IOA HOA Meeting

Meeting called to order at 7:27 PM by Gene Hoover

After the informal introduction of board members and attendees, a review and unanimous acceptance of the January 2015 minutes as written was the first order of business.

Attendees: see meeting sign-in sheet

3) Front Entrance Maintenance

The four homeowner associations in Indigo meets quarterly to discuss the front entrance maintenance.

At this time, the front entrance contribution is \$30.00 per household. Indigo Fields has been very good at providing receipts for the front entrance costs. However, Indigo Fields has made some decisions about front entrance expenditures that may have been better coordinated with the other 3 HOAs. Indigo Fields hired and paid for the pressure washing of the gazebo. It was an example of the need to have a codified list of responsibilities and a five year plan for the maintenance of the front entrance. Gene Hoover and Steve Bright are working on it.

One of the homeowners asked if the Oaks on the Indigo HOA had started to contribute to the front entrance cost. Indigo Fields is taking the lead in meeting with the developer and we are not sure where we are with this. It was agreed that we need to get this HOA contributing to the Front Entrance maintenance costs. The developer wanted to walk away from installing a side walk but the city would not let him. Another homeowner asked about plantings in front of the Oaks on the Indigo fence. At this time it is unknown what the landscape plan is.

4) Board of Directors Activities

The board is meeting once per month on the first Tuesday of the month. The 2016 dues were discussed.

At \$130.00 per household Gene Hoover determined that it has been just enough to cover expenses; however, if the yearly dues is not raised we would be facing a deficit. According the IOA HOA covenants the dues can be raised 10%, which would be approximately an additional \$1000.00. The increase was put to a vote and all homeowners present agreed to the increase.

One homeowner asked if we still have a few households not contributing. As of this date, the same 3 households have not paid their dues. One resident has a lien filed and two other liens will be filed at the end of the year if the homeowners fail to pay their dues. The bureaucracy for filing a lien can be challenging. Rich Barnett has expertise now in filing a lien as it took 5 trips to St. George before the paperwork was accepted. Rich offered to help Gene with the other 2 liens.

One of the delinquent accounts is the property located at 5575 Indigo Fields Blvd. One homeowner offered pertinent information regarding said property as she had spoken to the original property owner. According to this property owner, the Bank of America is still trying to collect on the arrears in payment from the original homeowner. Gene Hoover will contact Bank of America regarding the delinquent account.

5) Pond

The pond maintenance was discussed. Sharon MacRae had contacted a few companies in the area for quotes.

Lake Doctors was the winning quote at \$85.00/month

The issue at present is that Steve Bright tried to cancel the contact with PLM but they have a contract that requires a cancellation notice of 60 days of their original contract date, which is January 21st of 2016. Lake Doctors will be notified of the temporary postponement.

6) New Business

*Mailbox vandalism was discussed. Recently, several mailboxes were vandalized through out the neighborhood on Saturday through early Monday morning June 20-22, 2015.

The fine per mailbox is \$250,000 per mailbox or 3 years in prison. It was recommended that a police report should be filed on any incident and to keep doors locked and watch what is going on. Police will drive through regularly.

*The neighbors on Berringer Bluff had complained of a Semi truck parking in the yard located at 8332 Berringer Bluff. The home owner was contacted and the truck has been moved into the backyard. A homeowner mentioned that commercial vehicles are not allowed on a lot according to the IOA HOA covenants.

(Note: Commercial vehicles over 1 ton can be stored or parked on a lot in Indigo on the Ashley as long as it is fenced or screened from view of the street).

*Mr. D. King mentioned that his neighbor has submitted a permit for a dock and was approved. He recently applied for a dock permit and was also approved. He submitted paperwork for IOA HOA ACC modification approval for the installation of a dock behind his property. He also shared that he was considering selling his home and that it was appraised for \$600,000. The cost of the dock installation would be approximately \$90,000.

- *Mr. D. Winstead recommended to everyone that they make sure their garage doors are closed before nightfall. He found a snake in his garage after leaving it open late one evening.
- *Mrs. J. Kinsman shared her very good experience with Councilmen Stigler. She had emailed him about the ditch that needed clearing in the back of her home. It was not flowing as it should. Councilmen Stigler responded back quickly and George Bailey from Dorchester County was contacted. The ditch was cleared shortly thereafter.
- *A homeowner suggested a Benevolence Committee, the volunteers would keep track of neighbors that are sick, hospitalized, or pass away. A sympathy card or a covered dish could be sent. A communication network could be developed to let everyone know.
Gene suggested that the neighborhood watch email notification list could be utilized and the email list could be expanded to include homeowners interested in notifications regarding the IOA HOA neighborhood. He asked the homeowners present to provide their emails to him if they were interested in being added this list.
- *Raffle tickets: Raffle tickets were drawn and the winners were Mrs. Jan Kinsman and Mrs Iris Winstead.

6) Reservation for Annual Meeting

The next Indigo on the Ashley HOA meeting would be January 12, 2016 at 7pm at the Ashley River Fire Station.
PM – location to be determined.

Adjourn: Meeting adjourned 8:06 PM

Respectfully submitted:
Sharon MacRae
Secretary, ACC
Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

January 12, 2016

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Gene Hoover– President Steve Bright – Vice President

Alisa Quevedo – Treasurer Sharon MacRae – Secretary

Evelyn Turner – Public Relations

IOA Architectural Control Committee:

Sharon MacRae Danny Winstead Steve Toole

Meeting started at 7:01 PM with Introduction and Welcome of Kenny Skipper, Councilman for District 9.

1) Kenny Skipper, District 9

The discussion began with Kenny Skipper introducing himself as the new councilman for our District and telling us about himself and his family. He has lived in Indigo Fields for 12-13 years with his wife and two children. He noted North Charleston is a young city and that it's reputation has improved. During his campaigning he heard two things: traffic congestion and communication. He agrees that the traffic is a problem as he also experiences it during his daily commute. He has been working in the mayor's office and has suggested having the lights timed for better traffic flow. He was informed that the lights are timed, although he is not sure that he agrees. Another traffic congestion area is with the crossing guard at **Hunley park** where the traffic back-ups resulting in horrible traffic at the crossing. The traffic needs to be re-routed.

Communication was emphasized: Councilman Skipper stated that Dwight Stigler was very good with his website and newsletters and he will continue to do this as well. Website: KennySkipper.com

He also plans to have monthly and quarterly meetings to keep everyone informed.

Councilman Skipper briefly discussed the 1500 acre Ingleside project and the Bass pro-shop.

He thanked the homeowners present for the privilege of working for them.

A homeowner asked if they had taken into consideration traffic and congestion before they approve a new development? Councilman Skipper answered that the policy now is to consider traffic issues with new developments. He stated that we are paying for previous developments where traffic was not considered. A homeowner asked if traffic was considered when approving the Ingleside project. Councilman Skipper replied that this project was recently approved with all the needed roads but there will be more traffic.

2) IOA HOA Meeting

Meeting called to order at 7:10 PM by Gene Hoover

Gene Hoover requested an informal introduction of the board members and attendees present. After the introductions, the first order of business was to review the June 23, 2015 Indigo on the Ashley HOA minutes. Once the review was complete, the minutes were approved, seconded and unanimously accepted by the attendees present.

Attendees: see meeting sign-in sheet

3) Board of Directors Activities

A) Architectural Control Committee – Gene Hoover

The ACC is comprised of 3 members of the HOA with Sharon MacRae heading up the committee. For 2015, there were 12 modification requests and 12 approvals. Modification approvals included: several requests for tree removal, deck addition, fence installation, concrete pad additions, and installation of a satellite dish.

B) Front Entrance Maintenance

The front entrance clean-up day was moved from January 9th to January 16th at 8:00 AM. Volunteers from the four homeowner associations in Indigo meet quarterly for 6-8 hours to clean-up the front entrance to reduce the cost of landscaping. The gentleman currently performing the landscaping up front is contracted to edge and mow the lawn and do minor trimming of the shrubs for the sum of \$704.66 per month (\$8455.92/year). Indigo on the Ashley's contribution to the front entrance maintenance is

\$2836.85 per year. At this time, the front entrance contribution is approximately \$35.00 per household. The clean-up will focus on the area 100 feet down from the brick wall in front of the Indigo Terrace subdivision.

Oaks on the Indigo HOA still has not started to contribute to the front entrance cost. The board members on the Front entrance committee are still trying to build bridges with Oaks with the goal of having the HOA contribute to the front entrance maintenance. The realtor for Oaks on the Indigo, Chad, has agreed to come out during the clean-up.

C) Pond

The pond maintenance was discussed. The trees that were overgrowing into the pond were trimmed at a cost of \$1250.00. Gene Hoover was on site during the removal process and described the trees as having huge trunks with lengths of 20 feet or more.

Gene also brought up the issue of severe erosion of the soil that has occurred on the Dyemaker Ridge side of the pond. Remediation may require concrete and/or aggregate to stop the erosion.

Steve Bright will be meeting Friday, January 15th, with North Charleston Public works, in the hopes of convincing the city to help us clean-up the ditch that runs from the Archdale subdivision to the IOA pond.

The company (PML) currently performing maintenance of the pond has been fired. Last year, Sharon MacRae had contacted a few companies in the area for quotes. Lake Doctors was the winning quote at \$85.00/month, which is a cost savings of \$17.42 per month. The board also felt Lake Doctors would do a better job.

D) Lien

As of this date, 3 properties have historically not paid their dues. IOA HOA has filed liens on all three and the monies owed are: 5575 Indigo Fields = \$627, 8320 Dye Makers = \$2535.79, 8321 Dye Makers = \$3820.52

There is one additional non-payment homeowner that the board is working with to resolve the nonpayment of dues.

E) Insurance

The insurance for Indigo on the Ashley common areas will expire February 16, 2016. The price has significantly increased resulting in the board deciding to garner additional quotes for coverage. The current provider, Lynn & Associates, will be given the opportunity to bid as well. In soliciting quotes, we found that insurance companies no longer are willing to offer reasonable priced property insurance for signs. The offer would be \$500 insurance coverage with a \$1000 deductible for a sign that would cost \$2000 to replace. Therefore, insurance coverage will be solicited without sign coverage. The Indigo on the Ashley sign is located in an area where we don't anticipate a problem with damage/destruction.

4) Treasurer's Report

Alisa Quevedo provided documentation and an overview on the expenditures incurred by Indigo on the Ashley HOA. Year 2015 has been completed and the spending outlay was \$12,728.33. Projections showed an increase need of monies due to a rise in electric, water, insurance and administrative costs. The question posed to the homeowners is how much money should we have in reserve. In addition to having a reserve for maintenance items, Steve Bright also suggested that we should have enough money in reserve in the case of a hurricane. The monies could be used to provide for tree removal so the homeowners could get to work. Alisa pointed out a few unexpected expenses such as the \$220 for business checks and a stamp and the miscellaneous cost of \$1250 for tree trimming at the pond.

The homeowners present reviewed the fiscal report and understood the need for an increase in dues to \$145.00.

At this time, the front entrance yearly contribution is \$2836.85, which is approximately \$35.00 per household. Indigo Fields has been handling the financial because the bills are in their name. Indigo Fields has been very good at providing receipts for the front entrance costs.

5) New Business/Open Forum

Board of Director Elections:

There were two positions available for the board. Alisa Quevedo and Evelyn Turner, currently board members, are running again for the two positions. Rob Miletello would also like to run for one of the board positions. Gene

Hoover, President of IOA HOA, asked the attendees present if anyone was interested in running for the board as well. Voting was one vote per homeowner. The Election took place on site.
Results: Alissa Quevedo and Evelyn Turner were both elected to the board.

Trash:

A homeowner brought up the rule about trash pick up according to the IOA covenants. She was responding to the newsletter that stated that the IOA covenants restrict the hours that the trash can be placed on the curb. The homeowner stated that the hours were not feasible and she strongly opposed the change. A second homeowner echoed the sentiment and also opposed the enforcement. The homeowners stated that the rules were very restrictive. The suggestion was made to follow the City of North Charleston ordinance. Trash can be placed at the curb 12 hours before 7:00 AM and removed 12 hours after.

A discussion ensued regarding a possible change or amendment to the covenants. A few members of the board assured the homeowners that the trash can be placed the day before and there was flexibility in bringing it back in. As long as there are no complaints from the neighbors, the IOA HOA board will not take any action against a homeowner. For tree, brush etc cutting the board would allow for this debris placed at the curb a week before as long as it is not habitual. The homeowners agreed to table the motion to change the IOA HOA covenants until the next meeting.

Benevolence Committee:

Jackie Montreuil asked if the benevolence committee had gone anywhere? The board stated that a volunteer was needed and Jackie was asked if she would like to volunteer. Mailing and email addresses would be needed and maintained. She said she would think about it.

National Night Out/Community Endeavors:

Steve Bright thanked the volunteers that worked on the National Night out, stating it was very successful but required a lot of hard work. Would like to do it again. Carolyn Hoover volunteered to help but a team of volunteers would need to commit before a community event would be undertaken. A flier requesting volunteers for a community event could be sent out.

A homeowner asked who put up the Christmas decorations up front and remarked how nice they were. The decorating volunteers were Sharon MacRae, Indigo on the Ashley and James Zitt, Indigo Fields. Thanks was given by the homeowners present.

Helen VanName thanked the board for all their hard work.

Adjourn: Meeting adjourned 7:55 PM

Respectfully submitted:

Sharon MacRae

Secretary, ACC

Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

June 21, 2016

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Gene Hoover– President Steve Bright – Vice President Sharon MacRae – Secretary

Evelyn Turner – Public Relations

IOA Architectural Control Committee:

Sharon MacRae Steve Toole

Meeting started at 7:04 PM with Introduction and Welcome of Kenny Skipper, Councilman for District 9.

1) Kenny Skipper, District 9

The discussion began with Kenny Skipper introducing himself as the councilman for our District and telling us about himself and his family. He has lived in Indigo Fields for 12-13 years with his wife and two children. He noted that District 9 is comprised of about 12,000 folks residing in the following subdivisions: Indigo, Whitehall, Cedar Groves and the low side of Wescott. He has been in the councilman's position for over 6 months and he has learned a lot in that time.

He addressed the significant flooding that has occurred over the last 12-18 months, specifically the Indigo on the Ashley retention pond. The City of North Charleston Public Works Department has come out to look at the pond, the ditches feeding to the pond and away and the underground drainage tunnel. He is working to help the subdivision resolve the flooding problem and has used the images of flooding provided by Alissa Quevedo. His next topic was the traffic issue and he agrees that the traffic is a significant problem. He informed us that there are plans in place to widen most of the roads but the lack of money is preventing progress. He also mentioned that the lights are synchronized via satellite for better traffic flow; however, at Hunley Park the police are on site to direct traffic and this has resulted in a traffic build-up. There is a plan to get the police off the road and re-direct the traffic for better flow.

The next topic was the ½ cent sales tax which was previously approved to be used for a red light for the Indigo subdivision. Councilman Skipper is trying to get the light approved and was wondering what history was involved that precluded the installation of the light. He has taken pictures of the back-up in the Indigo subdivision and Dorchester road to substantiate the need for a light.

Councilman Skipper also provided an update on the new aquatic center to be located near Fort Dorchester high school. District II is supplying 7 ½ million toward the center and the city is matching the funds. The status of the project is that it is currently in the hands of the architect and they have 180 days to submit plans and cost. One of the benefits is that there will be two exits and entrances to Fort Dorchester where there is only one now.

In addition, Harris Teeter has applied for a permit to install a fuel island as an extension of the store. The PVD will not allow any more gas stations in this vicinity. Kroger has fuel islands at their stores and they bought HT and are trying to retroactively go back and add fuel islands. The permit will be denied, an appeal will be filed and subsequently a lawsuit. Councilman Skipper does not want the PVD broken as he feels we have enough gas station. If Kroger/HT wins we can have gas stations anywhere.

In our neighbor of Indigo – an inquiry has been made regarding the property for sale located at the front of the Indigo subdivision for installation of apartments/town homes – the application was denied.

Lastly, Councilman Skipper mentioned he has a newsletter to keep his constituents informed. He promised to address any concerns we may have and he will get back to you as soon as possible.

A homeowner asked the councilman about the zoning for the front entrance property. He was not sure but felt it was probably zoned for business not multifamily.

A second homeowner asked about clearing of the ditch behind her home. She has contacted both the City of North Charleston and Dorchester county and has not received any response. Councilman Skipper offered to contact the city.

Steve Bright added that Public Works is looking into the ditch because of the flooding issue. The councilman added that there are 20,000 residents in the City of North Charleston/Dorchester County and they need to voice their concerns.

2) IOA HOA Meeting

Meeting called to order at 7:20 PM by Gene Hoover

Gene Hoover requested an informal introduction of the board members and attendees present. After the introductions, the first order of business was to review the January 12, 2016 Indigo on the Ashley HOA minutes. Once the review was complete, the minutes were approved, seconded and unanimously accepted by the attendees present.

Attendees: see meeting sign-in sheet

3) Board of Directors Activities

A) Front Entrance Maintenance

Gene Hoover explained that the front entrance committee was established because the maintenance relied on contributions from the four of the HOAs located in the Indigo subdivision and representatives from each HOA participate in the front entrance maintenance decisions. The topic of the last meeting was the status and condition of the fence on the Indigo Terrace side of Indigo Fields Boulevard. Indigo Terrace homeowners are requesting that Indigo Fields repair the fence. Indigo Fields wants all the HOAs to come together and contribute monies to the repair/replacement of the fence. The ownership of the fence has not been established definitively. From what Gene knows the builder installed the fence and the boundary isn't clearly defined as the fence crosses over residence and common area property lines.

A homeowner suggested that to avoid the different style fences and colors on properties located on Patriots Blvd that we may want to contribute. The consensus was that the Indigo Terrace covenants would preclude installation of a chain link fence or multiple colors. Steve Bright and Gene Hoover offered a scenario regarding the Indigo on the Ashley Pond. We're required to service and maintain the pond as part of our infrastructure without support from other HOAs although the runoff from many homes outside the IOA HOA contributes to the pond. We are now facing the cost of dredging which is our responsibility.

A homeowner commented that the IOA cleaning up of the area resulted in the exposure of the fence. The shrubbery was a natural barrier so the fence was hidden. He preferred this natural barrier and several homeowners agreed with his comment.

Gene Hoover stated that the long term solution for the fence was replacement at a cost of \$10-15,000.00. He continued by saying that the whole point of the fence was a result of Indigo Fields HOA going to the builder and saying we don't want to look at the backyards of the homes. Indigo on the Oaks is the same situation and the fence is a benefit to both HOA homeowners as they do not want to look at the road. The conclusion reached by the Indigo on the Ashley is that the HOA does not want to take financial responsibility for either Indigo Terrace or Indigo on the Oaks fence. The Indigo on the Ashley HOA attendees present at the meeting agreed that we should not contribute any money to the Indigo Terrace fence repair/replacement.

Gene Hoover decided to take a straw poll on the topic that has been talked about for many years which is the combining of all the HOAs in Indigo under one HOA. The unanimous consensus was that because of multiple issues the IOA HOA members were not willing to combine with the other HOAs. One of the homeowners stated that the IOA HOA boards have reached out and bridged communication with the other HOAs therefore there is no need to combine the HOAs.

One of the homeowners mentioned that a fence board was not painted on the Indigo on the Oaks fence and it was driving him bananas. Gene Hoover offered to get it painted. Steve Bright mentioned the success of the front entrance clean-up and that it will continue on a quarterly basis. Thanks was given to Sharon MacRae and Rich Barnett for planting the flowers in the front entrance.

Lastly, Steve Bright stated that the Front Entrance Committee intends to devise a plan of governers for all the HOAs, a set of ground rules, to meet and share costs for the future. The intent is to have a separate post office box and separate accounting system instead of Indigo Fields handling the financial responsibilities and billing the HOAs. A homeowner asked about the Indigo on the Oaks contribution. The front entrance committee has been trying to get Indigo on the Oaks homeowners to contribute to the front entrance maintenance and the builder is not responding. At this time Oaks is maintaining the area in front of their fence and the common areas inside the subdivision. Not until 34/37 houses are built and sold will the Oaks HOA make their own decisions.

B) IOA HOA Activities

The movie night, organized by Evelyn Turner, was a success. Fliers were placed at the Oaks subdivision inviting them to attend. A few of the homeowners attended. The animated film "Home" was well received

and about 30 people attended. The yard sale had less than hoped for response which was attributed to the hot weather. Another movie night will be planned for the fall – dates to be determined. Evelyn Turner requested if anyone has any ideas for other fall activities to email her. Steve Bright painted the Indigo on the Ashley sign and everyone appreciated his efforts.

C) Benevolence Committee

The Benevolence Committee is active with Jackie Montreuil coordinating this committee.

D) Pond Overflowing

Gene Hoover and Steve Bright contacted the City of North Charleston's Water Management Department regarding the significant flooding of the pond in May 2016. The areas to be addressed is the drainage culvert under the road, the pond itself and the inflow ditch to the pond and outflow ditch to the Ashley River. They walked the ditches with representatives from the Public Works Department. A camera was used to view the drainage tunnel under the road and it was clear of debris, not sure where the water stoppage is occurring. City of North Charleston Water Management Department will send engineers to review the areas and provide recommendations. Dredging of the pond may be needed and the financial responsibility may be the IOA HOA and the dues may need to be raised. Alisa Quevedo had several incredible pictures of the flooding that Gene Hoover will show the Water Management Department in the hopes that the city will provide at no cost the necessary corrections. In the last few months we have had two pond flooding events and Gene Hoover and Steve Bright are pushing to have the city take care of the problem.

E) New Business/Open Forum

Annual Meeting in January 2017 – two board members rotating off.

Steve Bright mentioned that the City of North Charleston's website has a list of ordinances and a customer service area that you can email requests for, IE street clean-up, trimming trees, potholes and you will receive a response in 48 hrs. One of the homeowners gave an example of using this site – complained that cars were exiting right against traffic to reach the cross over to Dorchester Road. A sign was installed – no turning left.

Another homeowner gave the example of a dim light on a SCE&G lamppost. They called the number on the lamppost and SCE&G sent a tech out to clean the debris and replace the bulb.

Adjourn: Meeting adjourned 7:58 PM

Respectfully submitted:
Sharon MacRae
Secretary, ACC
Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

January 24, 2017

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Gene Hoover—President Steve Bright—Vice President Sharon MacRae—Secretary
Evelyn Turner—Public Relations Alisa Quevedo—Treasurer

IOA Architectural Control Committee:

Danny Winstead Robert Militello Dave Mason

Meeting started at 7:05 PM with Introduction and Welcome of Kenny Skipper, Councilman for District 9.

1) Councilman Kenny Skipper, District 9

Kenny Skipper's first statement to the homeowners was with information on the status of the City of North Charleston. The city is in good shape financially and is very responsive in emergencies as illustrated by his example of the clean-up of debris from Hurricane Mathew.

The next topic was the town homes project for the parcel located at the front of the subdivision. The owner/builder was hoping for support from the Indigo home owners to facilitate the re-zoning process for multifamily town homes. The Indigo community distributed information packets and ballots to its homeowners in regards to the proposed re-zoning and development of 54 town homes on the property at the corner of Indigo Fields Blvd. and Dorchester Rd. 98% of the homeowners that responded to the ballot disapproved of the re-zoning proposal. The builder is no longer pursuing and the parcel will remain commercial.

Councilman Skipper provided an update on the fuel station proposal for Harris Teeter. Harris Teeter has applied for a permit to install a fuel island as an extension of the store. The permit was denied, an appeal will be filed and subsequently a lawsuit. Councilman Skipper does not want the PVD broken as he feels we have enough gas station. If Kroger/HT wins he feels it will open a Pandora box.

Councilman Skipper also briefly mentioned that the City of North Charleston is studying the drainage issues city wide, especially the neighborhood of Pepperhill, which has had severe flooding issues. Indigo has had some ditches cleared to resolve the flooding problem that our subdivision recently underwent.

His next topic was an update on the traffic issue and he agrees that the traffic is a significant problem. Although the lights are synchronized via satellite for better traffic flow, a traffic build-up still occurs because of the police are directing traffic at Hunley Park. Still working on the plan to get the police off the road and re-direct the traffic for better flow.

Next, he addressed the ½ cent sales tax which was previously approved to be used for a red light for the Indigo subdivision. Councilman Skipper is still working on getting the light approved. It has proved to be very difficult. An argument may be made as a safety concern that the buses should not have to cross 2 lanes of traffic to get to the turning lane to go up Dorchester Rd.

Lastly, Councilman Skipper mentioned he has a newsletter to keep his constituents informed and to contact him with any concerns or questions we may have.

2) IOA HOA Meeting

Meeting called to order at 7:16 PM by Gene Hoover *Attendees: see meeting sign-in sheet*

Gene Hoover requested an informal introduction of the board members and attendees present. The first order of business was to review the June 21, 2016 Indigo on the Ashley HOA minutes. Once the review was complete, the minutes were approved, seconded and unanimously accepted by the attendees present.

3) Board of Directors Activities

A) Liens

As of this date, 3 properties have historically not paid their dues. IOA HOA has filed liens on all three and Gene Hoover suggested that we hire a lawyer to advise the board on how to proceed and to bring the liens up to date. Steve Bright provided information on the status of the vacant property located at 5575 Indigo Fields Blvd. The home underwent foreclosure and was sold back to the bank for \$200,000. The property was recently listed for \$229,900 and is reported to be under contract. The attorneys for the property have agreed to pay the 2016 dues and incurred fees.

B) Front Entrance Maintenance

The four Indigo Home Owners Associations regularly meet to discuss the maintenance needs and contributions for the front entrance. Gene Hoover and Steve Bright represent Indigo on the Ashley HOA.

****Sprinkler System Front Entrance***

As most of the homeowners in the subdivision probably noticed, a significant leak had occurred in the sprinkler system. Indigo Fields obtained a quote for repair of \$2070.00. Gene Hoover repaired leaking pipes and replaced leaking sprinkler heads at a cost of \$73.00 for parts. The system is up and running and fully functional. A significant savings for the homeowners. A few of sprinkler heads still needed to be replaced. Indigo Fields hired a contractor to make the repairs for \$300.00.

****Fence - Indigo Terrace***

One of the topics of the front entrance meeting was the status and condition of the fence on the Indigo Terrace side of Indigo Fields Boulevard. The four HOAs have had extensive discussions on this topic. Indigo on the Ashley's position is the HOA does not want to take financial responsibility for Indigo Terrace's fence. The feeling is that it is not our fence nor is it our problem. We have offered to help with the repairs. The homeowners of Indigo Terrace bordering the street have benefited from having this fence and should be responsible for maintaining it. The history of the fence is believed to be that Indigo Fields and the builder agreed to have the fence installed. Unfortunately, the property lines were not adhered to and some portions of the fence were installed on the community area and some on the homeowners. Indigo on the Ashley HOA attendees present at the meeting agreed that we should not contribute any money to the Indigo Terrace fence repair/replacement.

****Clean-up days***

Thanks was giving to the homeowners that contributed their time and help to clean-up the front entrance. 2017-spring and fall clean-up days will be scheduled. It makes the entrance look better and it is an opportunity to meet your neighbors.

****Combining the HOA***

The topic of combining the 4 HOAs in Indigo has been talked about for many years. The pros would be cost savings and the need for less volunteers for the boards, the cons is the covenants do not read the same and some issues of conflict. The unanimous consensus was that because of multiple issues the IOA HOA members were not willing to combine with the other HOAs at this time.

C) Financial

Documentation and an overview on the expenditures incurred by Indigo on the Ashley HOA was presented for years 2014-2016. Some of the same running costs have had slight increases. Unexpected costs occurred in 2015 with an expenditure for tree removal around the pond.. The decision by the board was made to increase the dues to \$150 for 2017. Goal is to maintain \$5000 to insure we have enough money in reserve for unexpected costs such as the replacement of the pond pump or an increase in the front entrance costs.

4) Board of Director Elections

There were two positions available for the board as Alisa Quevedo and Steve Bright have resigned their positions. Three members of the current board have volunteered to continue and were nominated and approved by the IOA HOA attendees. Gene Hoover, President of IOA HOA, asked the attendees present if anyone was interested in running for the board. Two homeowners were nominated and approved: Alan Deyoe and Steve Kiser. Sharon MacRae stepped off the ACC and was replaced by Dave Mason.

5) IOA HOA Activities

The Indigo on the Ashley HOA garage sale was scheduled for the first Saturday in March 2017 (7AM -12PM).
Movie night to be determined.

Benevolence Committee

The Benevolence Committee is active with Jackie Montreuil coordinating this committee.

6) New Business/Open Forum

Steve Bright brought up the suggestion of levying a \$25.00 fee against the closing costs on homes that sell in the IOA subdivision. It is standard practice for most HOAs and it would offset the time, costs and inconvenience of providing documentation/records that are requested by the realtor/attorney. The motion was approved unanimously by the attendees present.

****Solar panels***

Solar panels have become very popular and three homes in IOA subdivision have installed them with the IOA ACC approval. The approval was based on installing the panels in locations that prevent viewing from the street. This would maintain the aesthetics of the neighborhood and all three of the homeowners complied. One homeowner wanted the restriction revisited because of his potential loss of 21%. The covenants do not specifically address solar panels. Several homeowners weighed in with the results falling on both sides: continue restriction and maintain aesthetics of neighborhood and others felt having panels all over the home with no restrictions was not a problem. A motion was made to push it out to all the homeowners for a vote on solar panels. The motion was approved unanimously by the attendees present.

****Covenants***

One of the ACC members suggested that the covenants need to be reworked as they don't address solar panels and the restrictions are lacking in specifics to fences, sheds, etc. The covenants run out in 5 years and members agreed they should be updated.

****Indigo Middle Sign***

One of the homeowners asked if there was a plan to replace the Indigo middle sign. The sign had deteriorated and been removed. Steve Bright explained that the HOAS were looking at replacing the sign with 5 small signs with the name of each HOA. Waiting for Oaks on the Indigo HOA decision to join the four HOAs in the front entrance maintenance. It was suggested that in the meantime something seasonal could be placed on the sign.

****Miscellaneous***

One homeowner on Berringer Bluff asked if anyone has seen a young boy (9-10 yrs) selling from a Tote in the evenings. He has a permit from the City of North Charleston and she has spoken to his supervisor (Carolina Youth Club). Her concern is child endangerment as the child must stay out during evening hours until everything is sold from his tote. Gene Hoover told her he would contact our Councilman about the situation.

Another homeowner shared her concern about seeing a Caucasian man sitting on top of the Indigo sign as you first come into the subdivision at 9:00 PM. It was suggested that if you see something out of the ordinary or suspicious call the police at the non emergency number: 843-743-7200

Adjourn: Meeting adjourned 8:16 PM

Respectfully submitted:

Sharon MacRae

Secretary, ACC

Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

July 11, 2017

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Gene Hoover–President Alan Deyoe–Vice President Sharon MacRae–Secretary
Evelyn Turner–Treasurer Steve Kiser

IOA Architectural Control Committee:

Danny Winstead Robert Militello Dave Mason

1) IOA HOA Meeting

Meeting called to order at 7:00 PM by Gene Hoover

Attendees: see meeting sign-in sheet

Gene Hoover requested an informal introduction of the board members and attendees present. The first order of business was to review the January 24, 2017 Indigo on the Ashley HOA minutes. Once the review was complete, the minutes were approved, seconded and unanimously accepted by the attendees present.

2) Front Entrance

****Fence - Indigo Terrace***

The Indigo Terrace fence has been painted and repaired without our financial contribution. At the January 24, 2017 HOA meeting the HOA attendees present had agreed that we should not contribute any money to the Indigo Terrace fence repair/replacement.

3) Board of Directors Activities

A) Financial and Dues Status

Documentation and a brief overview on the expenditures incurred by Indigo on the Ashley HOA was presented from January – May 2017 by Gene Hoover. Some of the same running costs have had slight increases. The goal is to maintain a minimum of \$5000 to insure we have enough money in reserve for unexpected costs such as the replacement of the pond pump or an increase in the front entrance costs. Indigo on the Ashley has 82 homes at \$150/year which should generate a revenue of \$12,300. A few homes have not paid and Gene is working with the homeowners to get the dues payment and as of this date there are two liens. The 6 month expense projection is \$12,642, with the carry over of the front entrance costs, resulting in a shortfall of \$300. Gene Hoover proposed that the dues be raised \$5-\$10 dollars. Following a brief discussion by the HOA attendees, a motion was made and seconded to increase the dues from \$150 to \$160 for 2018. The motion was approved unanimously by the attendees present.

In addition, Gene advocated a change in the dues late fee to doubling plus 18% due to the time and work involved with sending emails, mailers and personally tracking down the homeowners. A homeowner suggested the addition of a hardship clause, as the increase may be onerous in the case of an unexpected illness or job loss. A motion was made to increase the late fee, with a hardship clause, which would be at the discretion of the board. The motion was approved unanimously by the attendees present.

B) Liens

Historically, 3 properties have not paid their dues and IOA HOA has liens filed. The vacant property located at 5575 Indigo Fields Blvd underwent foreclosure and was sold back to the bank for \$200,000. The bank auctioned/sold the property and the attorneys for the property had agreed to pay only the 2016 dues and incurred fees. IOA HOA received a total payment of only \$160 for the outstanding dues and fees.

Gene Hoover contacted a lawyer (Johnnie Dodd) in May to update the liens. A new state law prohibits HOAs in South Carolina from filing liens. Previous cost to file was \$10/year - the new cost would be a \$75.

C) Assessment Fee for Properties Sold

It is standard practice for most HOAs to charge a closing cost fee on homes that sell and currently Indigo on the Ashley charges a \$25 fee. At this time Indigo Fields charges \$150. Due to the time, costs, and inconvenience of providing documentation/records that are requested by the realtor and/or attorney, Gene Hoover asked the attendees opinions about raising the transaction fee from \$25 to \$75. Following a brief discussion by the HOA attendees, a motion was made to raise the fee, seconded and approved unanimously by the attendees present.

D) Covenants

At the January 24, 2017 HOA meeting, an ACC member suggested that the covenants needed to be reworked as they don't address solar panels and the restrictions are lacking in specifics for fences, sheds, etc. The covenants run out in year 2022. The rewrite will start this year and a request was made of the attendees to forward any concerns and suggestions to Gene Hoover or make comments on the Indigo on the Ashley website.

E) Miscellaneous

A homeowner on Berringer's Bluff asked if the Live Oaks trees bordering the street could be cut down. Councilman Skipper was contacted and subsequently, the City of North Charleston. The city owns and maintains the trees and they reside on city property. The city sent a horticulturist to evaluate the trees and the determination was made that the trees were healthy and would not be removed. The trees on Berringer's Bluff and Sundial would be trimmed and maintained by the city. The trees on Dye Makers Ridge would also be trimmed and maintained by the city.

Jan Kinsman requested that the ditch behind her home on Tyrian Path be cleaned of debris, another homeowner requested the very large pothole at the exit of the Indigo subdivision be repaired, and a few homeowners complained about the debris being left by the trash trucks (glass, trash, paint). Gene Hoover told the homeowners he would contact Councilman Skipper to resolve the issues.

4) Butch Barfield – Hurricane Preparedness

Butch Barfield is the emergency preparedness coordinator and in charge of hurricane, flooding, earthquake and tornado preparedness. He discussed the evacuation routes for hurricanes and emphasized that if you are told to evacuate it is advisable to leave. Currently, the recommendation for Indigo Fields is to travel on Dorchester Rd to Old Orangeburg Rd, which may be very crowded. The only way to access I-26 when lanes are reversed is below the Mark Clark exit. He recommended traveling on Dorchester to the open exit to access I-26 and to have sufficient fuel as there would have no exits available until Columbia is reached. If you decide to stay, he recommended that you don't make reservations at the shelters, as they are too small. Recommended that you have a plan in place where you can go if you need to evacuate – relatives, friends or a specific location and a hurricane evacuation kit. If we have a hurricane like Katrina, cases of water and food (MREs) will be available in designated PODS, and Indigo Fields neighborhood distribution center would be the River Bluff Church.

There are also special needs shelters available, 16 beds in Dorchester County and 4 beds in Charleston County. MUSC is applying for a \$25 million dollar grant for the Children's Hospital for a logistic center and to increase the special needs beds to 50.

On a different topic, Evelyn Turner posed a question to Butch Barfield regarding the case of an active shooter, what can/should citizens do. He referred the question to one of the best investigators and also, one of Indigo on the Ashley's newest homeowners, Scott Deckard. Officers will respond as quickly as possible and neutralize the threat. The recommendation for citizens is to run if you hear shots and call 911 when you are safe. Keep your hands visible and follow the instructions of the police officers. If evacuation is not possible, find a place to hide out of view of the shooter, preferably where the door can be locked or blockaded. The last resort is to fight.

Citizens Response Active Shooter offers a 2 hour training program. Not sure if it is open to the public, will let HOAs in Indigo know if it is.

Lastly, Butch Barfield recommended reading the Emergency Preparedness Newsletter for updates and information on emergency preparedness. The newsletter is available at:

BBarfield@NorthCharleston.org.

Adjourn: Meeting adjourned 7:56 PM

Respectfully submitted:

Sharon MacRae

Secretary, ACC

Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

January 23, 2018

Location: Thomas M. Evans Community Center

Presiding Board of Directors (BOD):

Gene Hoover – President Alan Deyoe–Vice President Sharon MacRae–Secretary
Evelyn Turner–Treasurer Steve Kiser

IOA Architectural Control Committee:

Danny Winstead Alan Deyoe Rob Militello Dave Mason

1) IOA HOA Meeting

Meeting called to order at 7:00 PM by Alan Deyoe

Attendees: see meeting sign-in sheet

Alan Deyoe requested an informal introduction of the board members and attendees present. The first order of business was to review the July 11, 2017 Indigo on the Ashley HOA minutes. Once the review was complete, the minutes were approved, seconded and unanimously accepted by the attendees present.

2) IOA HOA Architectural Control Summary

There were 12 ACC modification requests submitted and approved for year 2017: four tree removal requests, two roofs, and one each of the following: solar panel, fence, driveway extension, chimney removal and deck cover.

3) Board of Directors Activities

A) Financial and Dues Status

The 2017 Indigo on the Ashley Finance summary was reviewed by the attending IOA homeowners. Evelyn Turner presented an overview on the expenditures incurred by Indigo on the Ashley HOA. The receivables for the 2017 fiscal year was \$11,987.56 and the payables were \$12,277.44, resulting in a shortfall of \$289.88. Some of the same running costs have had slight increases. The goal is to maintain a minimum of \$5000 to insure we have enough money in reserve for unexpected costs such as the replacement of the pond pump or an increase in the front entrance costs. Indigo on the Ashley has 82 homes with dues of \$160/year for each home generating a revenue of \$13,120, which should be resolve the shortfall. To date, 42 homeowners have paid their dues.

B) Liens

There are presently four delinquent accounts for HOA dues, two of these accounts have pending liens and two have extenuating circumstances. Gene Hoover met with Johnnie Dodd (attorney) and arranged to have the liens filed at \$75.00 each and a \$10.00 filing fee. A new state law prohibits HOAs in South Carolina from filing liens.

C) Covenants

At the January 24, 2017 HOA meeting, an ACC member suggested that the covenants needed to be reworked as they don't address solar panels and the restrictions are lacking in specifics. The covenants run out in year 2022. There have been several issues with the covenants: Airbnb, multi-family renters, a lack of specificity in architectural control details, maintenance of home/landscaping, no longer current with technological changes (solar panels), overly restrictive in some areas (trash bin timing), and lacking financial details regarding fines, liens, interest charges and increases allowed for HOA dues. Evelyn Turner and Gene Hoover were point of contact for any suggestions or concerns regarding changes in the IOA HOA covenants. As of January 23, 2018, there has been no input from the homeowners. As both Gene Hoover and Evelyn Turner are stepping off the board, Sharon MacRae volunteered to work on the re-write the covenants and requested from the homeowners to forward any concerns or suggestions to her. One homeowner asked if the homeowners would be reviewing the covenants before implementing and he was assured that the homeowners would be.

D) Ditch Clean-up

Jan Kinsman requested the ditch behind her home be cleaned up at the July 11, 2017 IOA HOA meeting. The ditch is county property. Alan Deyoe contacted Councilman Kenny Skipper and Public Works on the process of getting the ditch cleaned. Representatives from Public Works inspected the ditch and determine there was no blockage to the flow of water and unless there is a down tree, piles of garbage or a safety hazard the department will not be cleaning the ditch. The maintenance of drainage structures is limited to the work necessary to ensure the proper flow of water. The cutting of vegetation for aesthetic purposes in the responsibility of the adjacent landowners. Jim Zitt mentioned that there was a tree in the ditch and asked what the interval was for the routine maintenance of the

ditch by the ditch clearing machine. Alan Deyoe will follow up with Public Works and request that information.

E) Indigo on the Ashley sign

****IOA HOA light for sign***

The light has been working intermittently and Gene Hoover installed a new bulb, which did not resolve the problem. Alan Deyoe has been working on it and feels that the lamp is about 20 years old and needs to be replaced with a lamp with efficient LED technology.

4) Front Entrance Meeting

Alan Deyoe and Sharon MacRae attended the Indigo joint entrance meeting scheduled on Jan 22nd.

Alan Deyoe presented the highlights of the meeting.

****Church Entrance change:***

The church had applied for a permit to change their entrance from Dorchester to Indigo Fields Blvd. Alan Deyoe has volunteered to speak with the pastor of the Lutheran Church regarding the plans and status of the church entrance change and possible stoplight.

****Sign Update:***

The small Indigo sign that had been located on the brick wall in front of the gazebo had deteriorated from a termite infestation and discarded. Alan Deyoe has volunteered to replace the sign. The committee agreed that the sign would resemble the previous sign and have the name Indigo.

****Road project***

The incomplete roads project in Indigo was discussed. Kevin Nazdam has spoken with both Councilmen George Bailey and Kenny Skipper on the issue of several roads having not been paved in the subdivision when the initial paving project occurred. It may help move the project forward if each HOA obtained a list of the roads that need to be paved and contact Councilmen George Bailey and Kenny Skipper. Alan Deyoe will contact the councilmen.

****Indigo Pointe***

Indigo Pointe will be annexed by Indigo Fields, with a final meeting February 9, 2018. The annexation was made at the request of Indigo Pointe. The Indigo Pointe HOA has only one board member willing to serve. Indigo Field's covenants allow the HOA to acquire other covenants. The number of homeowners in Indigo Fields would rise from 135 to 212.

5) Miscellaneous

****Citizens Response Active Shooter program***

Alan Deyoe presented information on the Active Shooter program. In light of recent events and in order to be educated and prepared, Riverbluff Church will be hosting an "Active Shooter" Safety and Security Training on Saturday January 27 from 9 am till noon. The training session will be led by the North Charleston Police Department and is open to everyone.

**** Garage/Yard Sale:***

Alan Deyoe suggested a community garage/yard sale for the spring, April time frame. He offered to organize the event and work out the details.

6) Board of Director Elections

There were two positions available for the board as Gene Hoover and Evelyn Turner have resigned their positions.

Alan Deyoe, Vice-President of IOA HOA, asked the attendees present if anyone was interested in running for the board. One homeowner was nominated and approved: Helen Van Name

Adjourn: Meeting adjourned 7:40 PM

Respectfully submitted:

Sharon MacRae

Secretary, ACC

Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

August 23, 2018

Location: Ashley River Fire Department

Presiding Board of Directors (BOD):

Alan Deyoe – President Steve Kiser – Vice President Sharon MacRae – Secretary
David MacRae – Treasurer Joanne Kiser – Board Member

IOA Architectural Control Committee:

Danny Winstead Alan Deyoe Dave Jones Dave Mason

1) Guest Speaker – Councilman Kenny Skipper, District 9

Trash collection update: The City of North Charleston contracted with a third party, Carolina Waste, as a cost savings measure. No jobs were lost and any open positions were not filled. There have been some hiccups with the new company but in comparison to other subdivisions Indigo Fields had fared pretty well. Summerville had also contracted with Carolina Waste, with the plan to convert in a couple of months. Their trash collection was 6 weeks behind with their current vendor and they requested that Carolina Waste start a month early. The extra demand on services resulted in collection issues. Also, there are not enough boom trucks for landscaping debris. The company will continue to add equipment to ensure the level of service.

Aquatic Center update: The new aquatic center located near Fort Dorchester high school had the official ground breaking in early August. The time frame for completion is estimated at 18 months. This is part of a joint project - Dorchester School District II partnered with the City of North Charleston to build what would be the largest aquatic center in South Carolina. The center is located on city property and the project is expected to cost \$22.5 million with the school district contributing \$7.5 million. The Aquatic center is one of the City of North Charleston's combined projects with funding from the accommodation taxes. The other two projects are a gym complex to be located near the city's public works building on Remount Road and a parking garage for the Charleston area Convention Center.

Additional updates: New Senior Centers: The senior center located on Dorchester Road is thriving with over 800 members. A second Senior Center will be located on South Atler Drive off Otranto Road. Panera Bread: The restaurant will be located in the Harris Teeter shopping complex with an estimated completion date for next year. Famous Toastery: This restaurant is located in an unincorporated area, resulting in some site work issues. Construction is temporarily suspended while the issues are worked out with the county.

Status of the Comprehensive Plan: City of North Charleston is in the process of gathering information that would provide plans for zoning and land development. The public forum date is scheduled for October 15, 2018.

Councilman Skipper asked if there were any questions and several were posed by the IOA homeowners.

***Question 1:** Will the intersection at Ashley Phosphate and Dorchester Road be repaved? Councilman Skipper said the intersection was damaged by the snow storm. The area has been patched and repaving is in the plans. In addition, he has spoken to Dorchester County regarding District 9 deserving a fair share of funds for our area. The last project for District 9 was the Indigo Fields resurfacing project where 3/4s of the roads were repaved. The roads in the subdivision that were not resurfaced are not in the plans for future resurfacing. He emphasized contacting Councilmen George Bailey with concerns.

***Question 2:** Are there any plans to widen Dorchester Road? Charleston County has plans to widen Dorchester Rd from Michaux Parkway to the Dorchester - Charleston county line. Dorchester County lacks sufficient funding resources, therefore, there are no plans to widen Dorchester road. The penny sales tax is not generating sufficient funds to build the roads that are needed. Councilman Skipper suggested contacting your representatives with your concerns.

***Question 3:** What is the status of the recycling plans? Councilman Skipper responded that at this time, there is no market for recycling and sites in the area have been closed. Charleston County is trucking their recyclables to Myrtle Beach. The planned recycling center to be built on Palmetto Commerce Parkway in North Charleston will be built on 20 acres by Charleston County and will have five times the capacity. The new recycling center could be a catalyst for a regional solid waste partnership with Berkeley and Dorchester counties.

***Question 4:** What is the plan status of the Christ Community Lutheran Church egress onto Indigo Fields Blvd? Councilman Skipper has been in contact with the DOT. A traffic study was performed with the conclusion that there

were insufficient traffic accidents to warrant a stoplight or a change in egress. The stoplight for the Indigo Fields subdivision had been approved as part of the 1 cent referendum several years ago. Unfortunately, an Indigo Fields board member canceled the project and Councilman Skipper has not been able to get the project back on the list due to the lack of money. A homeowner mentioned that the turn around lanes are not sufficiently marked and often cars are in the wrong lane. Councilman Skipper suggested contacting Councilman George Bailey with concerns.

2) Guest Speaker – Pastor Sherry Teves Christ Community Lutheran Church

Pastor Sherry Teves addressed the status of the entrance change emphasizing her concern with the community's safety. The Christ Community Lutheran Church is working very hard to get the church entrance changed from Dorchester Road to Indigo Fields Blvd. The traffic study that was performed failed to document enough traffic incidents to warrant moving the entrance. As an alternative, Pastor Sherry would like the fence removed between the church parking lot and Indigo Fields Blvd and a thru way created to connect the church parking lot to Indigo Fields Blvd. The church would like to be part of the Indigo Fields community. She also welcomed anyone in the community to use their parking lot and the pavilion. The church meeting room is used by many community groups and it is available to the HOA as well.

The Christ Community Lutheran Church is a drop off site for collecting water for the homeless veterans in the woods in case anyone would like to donate. Pastor Sherry also invited the HOA attendees to a Blessing of the 1st responders on Sept 9th, a financial seminar on Sept 22nd and Blessing of the animals on Oct 8th.

3) IOA HOA Meeting

Meeting called to order at 6:50 PM by Alan Deyoe

Attendees: see meeting sign-in sheet

Alan Deyoe requested an informal introduction of the board members and attendees present. The first order of business was to review the January 23, 2018 Indigo on the Ashley HOA minutes. Once the review was completed, the minutes were unanimously approved as written by the attendees present.

4) Financial Summary

The 2018 Indigo on the Ashley Finance summary was reviewed by the attending IOA homeowners. David MacRae presented an overview of the expenditures incurred by Indigo on the Ashley HOA. The 2018 beginning balance was \$4,885.56. For the first 6 months of 2018 the receivables totaled \$12,125.89 and the payables totaled \$5,437.06. The goal is to maintain a minimum of \$5000 to insure we have enough money in reserve for unexpected costs such as the replacement of the pond pump.

5) IOA HOA Architectural Control Summary

Alan Deyoe presented the IOA HOA Architectural Control Summary. There were 8 ACC modification requests submitted and approved for the first 7 months of 2017. Alan Deyoe, lead ACC, reminded the homeowners to fill out an ACC modification form when modifications are considered and to reach out to the IOA board members should any questions arise. There have been several parking complaints such as overnight parking on the street, blocking driveways and parking on the lawn. Many driveways were not designed to accommodate 4-5 cars and utilizing the lawn as parking lots is unacceptable. In some cases driveways may need to be expanded. Alan requested that if any homeowners have an issue with parking violations to let him know. One homeowner asked about the parking on the grass in the front entrance near Deep Blue Lane where parents are picking up the children. Alan will contact the Indigo Fields board of their concerns. In addition, complaints have been received about homeowners not picking up their animal waste. Alan Deyoe reminded the attendees to be courteous and pick up the waste. This is addressed in the covenants and the City of North Charleston ordinances. Alan also reminded everyone that the speed limit in Indigo Fields is 25 miles/hour and he has noticed some cars on Sinkler Ct and Tyrian Path cruising fast in the cul-de-sac. Lastly, he reminded everyone not to blow their grass clippings or debris into the storm as it will end up in the pond. Alan reminded the homeowners that the IOA HOA has available green mailbox paint for the post. The mailbox paint is chrome green enamel paint and should not fade as the previous paint had.

6) Miscellaneous/Open Forum

***Labor Day Weekend Cookout**

Steve and Joanne Kiser offered to organize a cookout for the IOA HOA community on Sunday, September 2nd, 12:00-3:00 PM at the pond. The announcement was in the 2018 summer newsletter with a RSVP request by Friday, August 31st. As of the IOA HOA board meeting Joanne Kiser had not received any response to the RSVP; therefore, the event was canceled. One homeowner claimed that the announcement did not have a RSVP requirement and a few others did not see it. The flier was checked and the RSVP request was verified. The suggestion was made to have an October Harvest event at the Christ Community Lutheran Church.

****Power Outages***

Barbara White voiced concern regarding the repeated power outages experienced in the Indigo on the Ashley subdivision. The power for our homes is supplied by the Bosch substation. About 2 miles of lines from the substation to our community are not buried. Danny Winstead has had many conversations with SCE&G about burying the lines. SCE&G will not bury the lines due to the cost. Barbara White suggested that the HOA prepare a petition and she would go door to door to get it signed. Alan Deyoe offered to write up the petition.

****Covenants***

Steve Baker requested an update on the covenant re-write. Sharon MacRae responded that the re-write has not been started yet and requested from the homeowners to forward any concerns or suggestions to her. The covenants expire in year 2022. Any changes made would be reviewed and approved by the homeowners before implementation.

****Board of Director Positions***

There will be a board position available as Alan Deyoe will be stepping off the board in 2019. Steve Kiser and Sharon MacRae have both volunteered for another term.

Adjourn: Meeting adjourned 7:23 PM - Alan Deyoe Second: Steve Kiser

Respectfully submitted:
Sharon MacRae
Secretary, ACC
Indigo on the Ashley HOA

Indigo on the Ashley (IOA) HOA Meeting

February 8, 2019

Location: Ashley River Fire Department

Presiding Board of Directors (BOD) and Architectural Control Committee:

Alan Deyoe – President, ACC Steve Kiser –Vice President Sharon MacRae – Secretary

David MacRae –Treasurer Joanne Kiser – Board Member (absent) Dave Jones - ACC

1) IOA HOA Meeting

Meeting called to order at 6:09 PM by Alan Deyoe

Attendees: see meeting sign-in sheet

Alan Deyoe requested an informal introduction of the board members and attendees present. The first order of business was to review the August 23, 2018 Indigo on the Ashley HOA minutes. Danny Winstead asked the board if we had a quorum. The board asked Danny Winstead if we had and he stated no. Without a quorum voting items cannot be approved. The meeting proceeded without approving the IOA HOA August 23, 2018 minutes.

2) Board of Directors Activities

A) Financial Summary

The 2018 Finance Summary was presented by David MacRae. As of December 31, 2018, the beginning balance was \$4885.56, the receivables were \$12,301.68 and the payables were \$8,515.82. One of the fiduciary responsibilities of the board is to maintain reserve funds for unexpected expenses. IOA HOA has historically retained a Minimum Reserve Fund of \$5000.00 to insure we have enough money for unexpected costs such as the replacement of the pond pump or repair of the Indigo on the Ashley sign (not insured).

Will Copulos asked several line item questions about the financial summary, which amounted to an audit, including for example, questions about the monthly charge of \$85.00 for Lake Doctors, specifically what the company does each month; the \$19.25 charge, which was for refreshments for the annual homeowners meeting; and the \$67.20 charge, which was for certified mail for unpaid dues. David MacRae responded to each question and explained that the Lake Doctors performs a monthly water maintenance visit to check the status/health of the pond. The services performed include treating pond for algae and nuisance vegetation, adding surfactant to treat oil slicks, adding colorant as needed and performing periodic water quality analysis.

The IOA HOA board has been discussing the possibility that the pond may need to have sediment removed in the next few years. Indigo on the Ashley has the deed to the pond so the responsibility for maintenance lies with the IOA homeowners. In the effort to be fiscally responsible and avoid a special assessment, the board agreed that a pond maintenance fund should be established. The pond maintenance fund will cover costs associated with trimming and removal of trees, pond bank erosion repairs, storm clean-up, and removing sediment. A sum of \$3000.00/year was approved by the board for 2018. This item would be categorized under Pond Maintenance/Reserve Fund.

Evelyn Turner question the need of such a pond reserve fund stating that she was unaware that the pond has had any problems. David MacRae responded by informing the homeowners of the repeated flooding episodes that have occurred after the pond dredging in 2009 (approximate cost of \$9000). Sharon MacRae added that the board has a fiduciary responsibility to the homeowners and thought it was prudent to be pro-active in establishing a reserve fund to avoid the unexpected cost of a special assessment.

David MacRae also explained that the pond is a storm water retention area established early on as part of the initial subdivision (1988-1990) of Indigo Fields, and serves Indigo Fields, Indigo Pointe and Indigo on the Ashley. The pond was deeded to IOA in 2008 and the majority of the budget goes to maintaining the health and functionality of this retention pond to federal and local standards. The pond is engineered to contain sediment run-off, petroleum, pesticides, lawn fertilizer and debris before safely flowing to the marsh and Ashley River. In an effort to control storm water flooding and pollution, the U.S. Clean Water Act of 1972 and 1977 required that all new real estate developments had to retain storm water so that flow to adjoining properties was no greater than the pre-development runoff. As a result, nearly all residential developments had to construct detention or retention areas to hold excess storm water until it could be released at the pre-development flow level. Since these retention areas serve multiple residences, they are almost always designated as "common" areas. This federally mandated requirement was a main reason for real estate developers to established HOAs, for the continued maintenance of such ponds in common areas.

Steve Bright mentioned that Public Works has historically cleaned the ditches in this subdivision. After a recent flooding problem in 2015, Public Works inspected and cleaned the ditch leading from the pond to the Ashley River. Evelyn Turner and Steve Baker requested that the board contact Public Works for a free analysis and dredging of the pond. Iris Winstead stated that the homeowners pay taxes for storm water management. David MacRae responded that he has been in contact with the City of North Charleston, including Public Works, and they have stated they are not

responsible for the pond. HOAs are formed to take care of the maintenance of the pond and since IOA has the deed we have the ultimate responsibility. Will Copolus asked what additional pond maintenance costs have occurred. Steve Bright answered that during the 14 years he has lived in IOA, the fountain had to be replaced for approximately \$5000, removal of sediment at the far corner of the pond for \$9000, removal of alligators twice, trimming trees, and gravel, rocks, soil and grass were added to the side of the pond that had suffered from bad erosion.

B) Dues Status – David MacRae

As to the status of dues payment, 53/82 homeowners have paid their dues. Historically, IOA has some late payers.

C) Liens – David MacRae

There are presently four delinquent accounts for HOA dues, two of these accounts have liens and two have extenuating circumstances. The board will be filing liens on the other two properties. In addition, the board has decided to consult an attorney for collection options.

3) Front Entrance – Alan Deyoe

Alan Deyoe updated the homeowners on the front entrance negotiations with Indigo Fields. Indigo Fields had a lot of changes and a new board was elected in July 2018, with Tim Cook as president. Indigo Field HOA has some internal issues that need to be resolved. Indigo on the Ashley's goal is to continue discussions and move forward with a cost sharing between the HOAs, which has been an issue that needs to be addressed. Two homeowners noted that no contributions were made toward the front entrance and Alan responded that discussions were ongoing.

4) IOA HOA Architectural Control – Alan Deyoe

**** IOA HOA Architectural Control Summary***

In 2018, there were 12 ACC modification requests submitted and 11 were approved, including tree removals, deck additions and new roofs. He reminded the homeowners to fill out an ACC modification form when any modifications are considered and to reach out to the IOA ACC and/or board members should any questions arise

****ACC complaint form***

Alan discussed the possibility of again using the IOA HOA ACC complaint form as a way for homeowners to log an ACC complaint. He wants to keep it anonymous. The form would include the complaint, specifics and date. Once he has finished revising the form, he will send it out for review.

****Mailbox paint***

Alan discussed the status of some of the mailbox posts in the neighborhood, stating “some look like death warmed over”. He encouraged the homeowners at the meeting to look at their mailbox/post to see if it needs some TLC or replacement. Alan reminded the homeowners that the IOA HOA has available green mailbox post paint for the post. The mailbox post paint is chrome green enamel paint and should not fade as the previous paint had.

****Parking***

Parking is still an issue in some areas and several homeowners have complained about overnight parking on the street, vehicles blocking driveways and intersections and parking on the lawn. Indigo on the Ashley's covenants does not allow overnight parking on the street or parking on the lawns. The cul-de-sacs are not private parking lots and First Responders need to be able to access and turn around in the cul-de-sacs without vehicles impediment.

Alan has reached out to the City of North Charleston police to see how the HOA can enforce these parking violations. Their advice was to call the non-emergency police number and a police car will be sent to assess the situation for violations. As a reminder, the following is where not to park your vehicle: In front of a public or private driveway, within fifteen feet of a fire hydrant, within thirty feet upon the approach to any flashing signal, stop sign, yield sign or traffic-control signal located at the side of a roadway, in the middle of the cul-de-sac, and on the grass overnight

****Pet Waste***

Alan Deyoe reminded the attendees to be courteous and pick up the waste. This is addressed in the covenants and the City of North Charleston ordinances.

5) Miscellaneous/Open Forum

****Power Outages SCE&G – Alan Deyoe***

Alan Deyoe addressed a previous concern regarding the repeated power outages experienced in the Indigo on the Ashley subdivision. The power for our homes is supplied by the Bosch substation. About 2 miles of lines from the substation to our community are not buried. He did some research, and ended up going around in circles and not getting any

where. He asked the homeowners for any ideas. Danny Winstead has had many conversations with SCE&G about burying the lines. SCE&G will not bury the lines due to the cost.

*** *Garage/Yard Sale – Alan Deyoe***

Alan Deyoe suggested a community garage/yard sale for the spring and asked for a volunteer to organize the event. Evelyn Turner volunteered.

****Covenants – Sharon MacRae***

Sharon MacRae updated the homeowners on the progress of the covenant re-write. As of this date, the covenants have been converted to an editable format and editing has started. The first step has been to highlight sections of the Covenants and By-Laws for removal such as the Builder Class A membership versus Class B membership. Next was the addition of the amendments. Any changes and additions would be highlighted and color-coded for review and approval by the homeowners before implementation.

At this point, Evelyn Turner stated that the covenants and by-laws should not be written by one person and a committee should be formed of at least 3-4 people. Evelyn volunteered herself, Steve Baker, and convinced Will Copulus to be on the committee.

****Board of Director Elections – Alan Deyoe***

Alan informed the homeowners that three board member terms are expiring and three ACC positions are available for filling. Steve Kiser and Sharon MacRae have both volunteered to continue on the board for another term and Alan Deyoe will be stepping off the board in 2019. At this point, Iris Winstead stood up and stated: “I don’t mean to be ugly but I don’t like the appearance of two members of the board from the same household. It looks bad”. At this point, Sharon MacRae felt it was necessary to rescind her offer for another term and Steve Kiser suggested that Joanne Kiser would be willing to resign and he could take her place. The discussion continued about the lack of volunteers for the board and apathy of the homeowners. Due to lack of membership support, the makeup of the board was for survival. An alternative would be to hire a management group at a significant cost.

Evelyn Turner suggested sending an email blast to the membership requesting volunteers.

At this point a few of the homeowners volunteered: Steve Baker – Board, Greg Gorsuch – Board and/or ACC, Dave Jones – Board and ACC. Since there was no quorum at the meeting, it was decided the best way forward was to send ballots out to the membership for a vote.

****Open Forum***

Greg Gorsuch updated the homeowners on the trash collection issue that has occurred since the City of North Charleston contracted with a third party, Carolina Waste. A City of North Charleston representative was performing an inspection in the subdivision when he stopped and spoke to Greg regarding the complaints about broken glass and debris in the street, and lawn litter and branches. The representative has been checking weekly and documenting any problems.

Adjourn: Meeting adjourned 7:32 PM - Alan Deyoe Second: Greg Gorsuch

Respectfully submitted:

Sharon MacRae

Secretary, ACC

Indigo on the Ashley HOA

Indigo on the Ashley (IOA) Home Owners Association (HOA)
Meeting 19 February 2020

Location: North Charleston Fire Station No. 8 (previously called Ashley River Fire Department)

Presiding Board of Directors (BOD) and Architectural Control Committee:

Steve Kiser-President Steve Baker-Vice President David MacRae-Treasurer

Greg Gorsuch-Secretary David Jones-Lead ACC

1. Steve Kiser called the meeting to order at approximately 1900. See attendance sign-in sheet. Note that a quorum of members was not established. The first order of business was to approve that last annual meeting minutes which had been provided from 8 Feb 2019. Lacking a quorum minutes could not be voted on.

2. Guest Speakers.

a. Captain Baker of the North Charleston Fire Station No. 8, began with a discussion of recent changes due to the switch out of fire station and Dorchester County EMS No 6. About 7 minutes into his talk he was called away on an emergency run, promising to finish later.

b. Steve Kiser noted that Councilman Kenny Skipper representing District 9 was going to speak, but had been called away but hoped to return to the meeting in time to present. In lieu of his presence, Steve Kiser read from Mr. Skipper's newsletter. Some copies were provided to those present.

3. Board of Directors Activities.

a. Dave MacRae, Treasurer, presented a fiscal summary for 2019, as well as a tentative budget for 2010.

I. In general, we accrue approximately \$13k each year and spend about the same on electricity for lighting, insurance, pond maintenance, and contingencies...such as tree removal post Hurricane Dorian.

II. The treasurer noted that a large sum of money was obtained through a lien when a homeowner who hadn't been paying dues attempted to refinance the mortgage on their home.

III. Due to impending large expenditure for major pond maintenance, a set aside has been established specifically for this purpose.

IV. Budget for next year was discussed, however, could not be approved due to lack of quorum.

b. IOA HOA Website was introduced. Recommendations for improvements/changes were solicited.

c. 2020 Newsletter was introduced. Recommendations for improvements/changes were solicited.

d. Front Entrance/Pond Status were discussed.

I. Despite best efforts of HOA Board, Indigo Fields HOA refuses to budge from its stance that our HOA "owes" them thousands (over \$8k) of dollars for agreed upon contributions to their contracted maintenance of the front entrance (undefined).

II. Hope remains that some settlement is possible. Possible solutions were discussed.

III. Various problems have been reported with the retention pond fountain, including clogged jets, replacement and cleaning of grill, lights out etc. Board agreed to pursue and fund any repairs.

IV. Erosion control and undercutting of pond, as well silting of pond are the major issue facing the HOA. One estimate of dredging of pond exceed \$51k. It had been hoped that the HOA could defer this and obtain an agreement with other HOA's to assist.

e. Board of Director Election.

I. President notes the end of his term as well as that of the Treasurer.

II. There were no nominations or volunteers for these two positions.

4. Announcements. None.

President Adjourned the meeting at approximately 2000.