

**Indigo on the Ashley (IOA) HOA Annual Meeting**

June 8, 2012

**Location:** Ashley River Fire Department

**Presiding Board of Directors (BOD):**

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

**Attendees:** See meeting sign-in sheet

**Call to Order:** at 7pm by Steve Bright

**Opening Remarks:** Steve Bright welcomed everyone to the meeting and invited everyone to introduce themselves.

**Minutes:** Minutes from the 2 Feb, 2012 meeting were distributed and approved.

**Treasurer's Report:** IOA Finance Summary was handed out. Data was current to 6.8.12. It was reported that Indigo Fields and Indigo Terrace have both contributed to the sign at Dorchester Road. Indigo Point and the developer for the new development up front have both agreed to pay their share for the sign. No issues were reported. The Finance summary was approved.

**ACC Report:** The request for the drive way extension on Indigo Fields has been completed. There were no other issues reported.

**Unfinished Business:**

**Benches for the Pond:** The benches are still tabled. The board will look into the issue sometime this summer once the issues regarding the entrance are resolved.

**New Development (Rex Thompson Homes):** The streets are now paved. According to Ralph they will begin construction on the first house soon. The homes will sell in the \$250,000 range. The developer has agreed to construct a green fence from the brick wall into the neighborhood just like the green fence that borders Indigo Point. There will be a space approximately 20 feet along the front where there will be no fence. Steve will investigate the potential for us and the other HOAs to contribute toward the purchase of some trees to block the homes in the new development. Steve invited the developer to have the new homes join our association. The developer appeared receptive. Steve made the stipulation that they would have to decide to join our HOA before the first house is sold. This will ensure that the developer will comply with our covenants. If they do not agree before the first house is sold the offer will be off the table. This offer includes the homes on Indigo Makers Trace. There is one home that has a fence that will not meet our covenants. This will need to be addressed if they join our HOA.

**Entrance to Subdivision:**

- (1) Yard Art – We are paying Yard Art \$400/mo to do basic yard maintenance (not weeding). The contract with Yard Art is for 6 months (March – August).
- (2) Sprinklers will be used on a limited basis.
- (3) Sign – The sign cost over \$4700. Indigo Fields and Indigo Terrance have paid their portion of the cost. We are waiting for Indigo Point and the new developer to pay their portion. We have received verbal commitment from them to pay their portion. We will be putting lights on the sign. The lights are being donated by Jim and Nadine Howell.

**Landscaping at the Pond:**

We cleared out the right and back side of pond where we noticed loitering.

**New Business:**

- (1) Eugley Pool proposition: Pool request was denied by the City of North Charleston because there was not enough space on the lot to meet the requirement of having at least 40% green space when the pool is put in. The Eugley's asked to purchase about a 10<sup>th</sup> of an acre from the common area that butts up to their yard. The Eugley's will cover all costs for the sale to include surveying the space.

**Vote via Ballot:** The vote was unanimous for the HOA to sell a piece of the common area to the Eugley's.

- (2) Covenants Enforcement discussion: The current covenants were handed out. There was discussion of the current covenants in regard to consequences for violations. There is not consistency in the covenants. The board will work on the covenants and present it at the January meeting. Homeowners were asked to make comment on the covenants. There was a comment regarding being harder on homeowners that do not pay their annual dues. Board should file liens against homeowners.
- (3) 2013 Budget: There are no expected changes in expenses for 2013; therefore the budget will not require any significant changes. Dues will most likely remain at \$140 per home.
- (4) 2013 Board of Director Positions: There will be 3 board positions open in January: Steve Bright, Evelyn Turner & Steve Toole. The board has asked for homeowners to consider serving on the board.
- (5) Women's club accomplishments were acknowledged and appreciated.
- (6) Announcement of the newly forming Neighborhood Watch group.

**Open Floor:**

- (1) There was a question about the potential for a community dock. The board explained this was investigated in detail earlier and it proved to be too costly.
- (2) Homeowners were concerned about the cost of cable TV and the lack of providers in our area. Someone mentioned that they thought Knowledgey was coming into the neighborhood. Someone mentioned that Comcast has a Customer Retention service that will work with you to find a more cost effective service for you.

**Adjourn:** Meeting adjourned at 8:10pm.

Indigo on the Ashley (IOA) HOA Annual Meeting  
January 22, 2013

**Location:** North Charleston Community Center

**Presiding Board of Directors (BOD):**

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

**Attendees:** See meeting sign-in sheet

**Call to Order:** Meeting called to order by Steve Bright at 7pm.

**Minutes:** Minutes from the June 8, 2012 meeting were distributed and approved as submitted.

**Treasurer's Report:** Report made by Steve Bright for Alisa Quevedo.

**2012:** IOA finance summary was distributed. It was reported that all homeowners except 8 have paid 2012 HOA dues. It was expressed by some homeowners that they want a lien take out on those homeowners who do not pay HOA fees especially habitual non payers.

**2013:** IOA finance summary current through January 21, 2013 was distributed. Taxes have been paid and thirty-eight homeowners have paid 2013 dues. An additional four homeowners paid at this meeting. Deadline to pay 2013 HOA fees is January 31, 2013. Finances were accepted as submitted.

**Front Sign:** All neighborhoods have paid their share of reconstruction of Dorchester Road sign.

**ACC Report:** The only activity was a sun room on Indigo Fields Boulevard that was approved.

**Unfinished Business:**

**Entrance Committee:** (1) Each neighborhood has 2 members on the committee. Steve Bright and Danny Winstead represent IOA. This committee appears to be working together better than in the past. The committee meets quarterly. (2) Yard Art continues to hold the contract for the upkeep of the front from Dorchester Road to Deep Blue Lane. (3) The sprinkler up front needs to be repaired in order to be operational. The quote is \$1600. Also, the lights need maintenance as some lenses are broken and water is accumulating in the light. Some of the broken lenses have been fixed. It is estimated that it will cost \$1,800 to replace all the lights. The committee sees these two items as long term projects. (3) The committee has decided that \$30 per household will be enough to pay for the maintenance up front. (4) Steve invited homeowners to bring issues to the HOA board and then he will bring them to the entrance committee.

**Benches around pond:** No actions have been taken.

**Pond Maintenance:** (1) The back of the pond has been cleaned out and deepened. The area still needs some work so that grass can be planted. An attempt was made to build up the front as it is washing away. Steve will continue to work with the contractor as he feels too much sand was used to build up the area, and the area is not as we wanted it to be. (2) We are paying approximately \$94/mo. for "pond management" (treating the water). We will be investigating if we can find a bio degradable substance that we can apply to the water rather than paying a company each month. (2) Two new signs were purchased: "No Swimming" and a replacement speed limit sign.

**New Development - The Oaks at Indigo (OAI):** (1) Per North Charleston Ordinance all new developments are supposed to have sidewalks. The plans for OAI do not appear to have sidewalks. (2) Developers will be installing an 8' fence along the back of OAI much like the fence that borders Deep Blue. (3) It appears there will be two brick signs at the entrance of OAI. (4) Floor plans are not available yet. (4) Homes will be from the low \$200,000 – mid \$200,000. (5) Steve has received an

email from the developer stating they will pay \$30 per household for upkeep of the front once homes are sold. (6) Thirty-seven homes in OAI and five on Indigo Makers Trace will be their own HOA.

**New Business:**

**Nomination of new board members:** Terms are up for Steve Bright, Evelyn Turner, and Steve Toole. Rich Barnett, Gene Hoover and Sharon MacRae were nominated and elected to the board for 2013.

**Increasing homeowner participation:** The suggestion was made to go door to door notifying homeowners of the meeting.

**Thanks:** Steve Bright thanked Rickie Turner for upkeep of the common area, the Ladies Club for organizing the 2012 4<sup>th</sup> of July neighborhood picnic / parade, and Carolyn Hoover for coordinating the 2012 National Night Out event with the North Charleston police dept. Evelyn Turner thanked Steve Bright and Danny Winstead for their tireless work on the front entrance and coordinating the Entrance Committee.

**Adjourn:** Meeting adjourned at 7:40pm.

**Indigo on the Ashley (IOA) HOA Meeting  
November 19, 2013**

**Location:** Thomas M. Evans Sr. Community Center

**Presiding Board of Directors (BOD):**

Rich Barnett – President  
Carolyn Hoover – Treasurer  
Danny Winstead - ACC

Gene Hoover – Vice President  
Sharon MacRae – Secretary, ACC

**Call to Order:** Meeting called to order by Rich Barnett at 7:00 PM.

**Attendees:** Refer to meeting attendance sheet.

**Minutes:** Minutes from the January 22, 2013 were presented and reviewed. Accepted as written.

**Treasurer Report:** Report presented by Carolyn Hoover

The 2013 IOA financial report was distributed. Beginning balance was \$6,088.54. Dues collected from January 2013 through October totaled \$11,046.00. It was reported that all homeowners except 4 have paid. Ending balance was \$10,640.87. Finances were accepted with the following addition: \$300 for Gator Getters Indigo on the Ashley HOA payment contribution to the Front entrance maintenance is pending.

**ACC Report:**

Report was accidentally omitted from the meeting. ACC approvals for year 2013 included a Screened-In porch on Berrenger Bluff and a Fence on Indigo Field Blvd.

**Unfinished Business:** Presented by Rich Barnett

**\*Pond Maintenance**

The possibility of doing our own chemical pond maintenance using a biodegradable product was looked into as a savings opportunity. Clemson was contacted and we found that we cannot perform chemical maintenance legally. It was also noted that the grass is coming in the newly seeded areas.

**\*Alligator**

An alligator (approximately 4-ft in length) appeared at the pond within the last couple of months. Homeowners requested its removal and DNR was contacted. DNR originally did not want to issue a removal permit because the alligator was so small. Subsequently, a few homeowners reported that they saw teenagers harassing the alligator. DNR was informed of this development and the permit was issued. Gator Getters was hired for the removal. Gator Getters removed the alligator on Saturday, November 16, 2013.

**\*HOA Dues:**

To date, there are 4 delinquent accounts for HOA dues. Three trips were made to St. George to get the proper paperwork for liens against the properties. Taking the homeowners to small claims court is also an option. One homeowner owes approximately \$2200 from outstanding dues and 18% interest over a 5-year period. The cost to file a lien is \$10 and would need to be filed yearly. Three other delinquent accounts owe approximately \$167.00 each. One home is in foreclosure.

**\*Complaints**

Complaint has been made about overnight street parking. Contacted the City of North Charleston. There is no law against parking in street in North Charleston.

**\*Indigo HOA meeting**

All four HOAs met. The new Indigo Fields president suggested the idea of a gated community at the approximate cost of \$20,000, to include a daytime guard and a key system at night. With a gated community the costs of the streets, storm maintenance, etc becomes the responsibility of the HOAs. Rich called for a vote in favor or against interest in a gated community. All homeowners present at the meeting voted no interest in a gated community.

## **New Business**

- Stop Signs are deteriorated – requested the help of volunteers in 2014 to paint/repair the signs.
- Landscaping around the Front Entrance sign. Suggestion made that each of the 4 HOAs volunteer to landscape each quarter.
- Rich suggested lowering next year's dues from \$140 to \$130. A vote was taken and all homeowners present at the meeting approved the reduction in the yearly HOA dues.
- Front Entrance landscape maintenance. A vote was taken to raise the Contribution per household for the front entrance landscape maintenance from \$30.00 to \$35.00. All homeowners present at the meeting approved the \$5.00 increase.
- The "No Swimming" signs located at the Pond will be replaced in 2014 due to deterioration.
- Activities at the pond. One homeowner proposed updating the electrical by adding a couple of extra outlets. Adding hard benches was also suggested. Thanks were given to Carolyn and Gene Hoover and Evelyn and Ricky Turner for all their hardwork preparing for Movie Night. A holiday Movie night will be scheduled in December.
- Carolyn Hoover has offered to write a newsletter for Indigo on the Ashley.

**Adjourn:** Meeting was adjourned at 7:20 PM.

IOA HOA  
June 25, 2014 Minutes

Call to Order: Rich called the meeting to order at 7pm

Last meeting minutes:

Minutes from November 19, 2013 were handed out. Rich Barnett, President asked everyone to review them. Rich commented on the previous issue of one homeowner parking on the street. Rich has talked to the homeowners, and they have since stopped parking on street.

Introductions: All those in attendance introduced themselves. There were eighteen homeowners represented including board members.

Announcement: It was reported that Sharon McCrae, Secretary had a death in the family and Evelyn Turner would be taking minutes for Sharon.

Financial/Dues Report

Financial summary was handed out.

Carolyn Hoover, treasurer discussed the issue surrounding our payment for lawn care of the area at the front entrance. We received a bill for a total of \$2,900. We have asked to have an itemized bill. We are still waiting for the itemized bill.

There are 5 outstanding homeowners who have not paid 2014 dues. There is 1 homeowner who remains delinquent for multiple years. A lien has been filed on this home. If other homeowners do not pay HOA dues the board will file a lien on those homes as well.

No questions from group

Front Entrance Maintenance

At the last meeting the home owners agreed to pay up to \$35 per home for IOA's share of the lawn care and maintenance at the front entrance. The other HOAs did not want to do that.

Dock Issue

One homeowner has asked about obtaining the IOA dock permit.

Per OCRM only one community dock is allowed. Private docks are not allowed. There are 2 neighboring homeowners who want to build a conjoining dock. They have requested that IOA release its permit initially issued for a community dock. Individual docks are not permitted as we are in the Dorchester Scenic Corridor. Sharon has done a great deal of research on this issue. Basically, several agencies are involved in requesting a dock permit. Mr. Jeff Thompson Wetland project manager says IOA cannot release our permit /variance for private dock. Gene feels per Mr. Thompson there is no way around what OCRM will permit. Gene has talked with N.CHAS planning and Zoning. All docks go through OCRM and N Chas. But OCRM trumps N Chas. Danny says there are a lot of restrictions on the river front. For example you cannot cut certain underbrush or trees 8" or bigger. There are a certain number of feet on the marsh that you cannot penetrate. If the homeowners think they can get a permit they will get back to the IOA board. Per homeowner who wants dock permit there was a Law passed 1993 special area management. All lot subdivided after 1993 must have community dock. No individual docks.

Pond Improvement

The board is trying to improve the appearance of the pond. They have been working with our existing pond company. Rich contacted Clemson Extension and asked if they would take a sample of our water to get

recommendations for treating it. Rich has asked our pond maintenance company for copies of the results of our pond water analysis for the past 3 yrs. The board is still waiting on the results. The Clemson Extension representative has given recommendations of other companies who can work on the pond. Rob Militello commented that we should not wait too long as the pond is in bad shape. Steve recommended that if we sign with a new pond management company that we require they give us copies of results of pond samples.

The board is also looking at purchasing and installing a bench at pond.

There is a new "No Swimming" sign at the pond and another is being purchased.

### Stop Signs

Wayne Parker is putting up new stop signs for IF. IOA has contracting with him to replace ours.

IOA installed new plantings at the front entrance. Rich will try and get the other HOAs to share the cost of what was planted and paid for by IOA.

### Open Forum

- A homeowner asked if the contractor up front has made any plans to replace the fence that was run into. Rich will find out.
- Rich reported that there are 5 or 6 homes that are not in any association. Rich has drafted a letter to those owners asking them to contribute \$30 to cover the cost of the maintenance and lawn care at the front entrance.
- New development up front:  
Helen Van Name asked if there were any plans for the builder to paint the fence up front. Danny says the builder is supposed to paint the fence to match the fence across the street. Steve Bright was at a meeting in which the developer tried to get out of building the sidewalk. The Developer said at the meeting that the homeowners did not want a sidewalk. Steve reported that was incorrect. There was discussion of how much room there will be between the fence and road and how much room is needed for a sidewalk. Danny reported that he has talked with a landscaper regarding the cost of planting shrubs. The developer should be responsible for the cost of planting shrubs. IOA has requested that the developer plant shrubs, but we do not know if he will.
- A homeowner asked about the church giving us the right away to turn left onto Dorchester road. The history of working with trying to reconfigure the entrance was given. Specifically, that the board worked for 2 years, developed plans and then the church said no.
- There was discussion about repaving the street. George Baily is in favor of the repaving. We have a petition for folks to sign relating to paving.
- Ms Militello asked about the sprinkler system up front not working. Rich says there are 3 zones that do not work and one sprinkler head broken is broken. Rich stated that Indigo Point said no to fixing the sprinkler system. Indigo Terrace was not in attendance at the meeting when the sprinkler system was brought up. Rich will ask the other HOAs again about contributing to fixing the sprinkler system.
- Rich asked for volunteers to serve on the board. He is rotating off the board at the end of the year.
- Helen reported that there have been a lot of solicitors in the neighborhood lately. People can solicit if they have a permit. The permit must be visible. Homeowners can call the police on solicitors especially if it is late.
- Wayne Parker reported that the IF President is pushing to get IF gated. It will cost approximately \$30,000 to install a gate. If we do become gated we will be responsible for all the streets.



- One homeowner reported that there is a camp on the opposite side of the church in the woods. There is a tent set up. He says he never sees anyone there but that stuff is moving around at the camp site.
- Someone asked if we have the ability to put up a no outlet sign? Rich will check into it.
- Speeding. A homeowner asked if speed bumps can be installed. The board reported that that is why extra stop signs were installed along IF Blvd. The City of N. Chas is against speed bumps. There was also concern expressed when people begin living in the new development up front. The board can ask the N. Chas police to monitor for speeding. It was asked if we could get an electronic reminder sign for speeding.
- Rob Militello asked if we can put something in our convenance to restrict multiple families living in a single family home. Rich says he will look at it.

Raffle: 664116 Parkers won a gift card.

Meeting Adjourn by Rich at 7:45.

