

Indigo on the Ashley (IOA) HOA Meeting Minutes

DRAFT UNAPPROVED

February 7, 2023

Location: North Charleston Fire Department, Station 8

Quorum (Q=21)

Presiding Board of Directors (BOD):

Steve Kiser, President (term expired)

Vacant Vice President

Luke Riker, Treasurer (term expired)

Vacant Member At Large

Vacant, Member At large

Evelyn Turner, Secretary (non-voting board member)

IOA Architectural Control Committee:

Dave Jones (lead) & Rich Barnett

1) *Call to Order*

Meeting was called to order at 6:02 pm by Steve Kiser.

All attendees introduced themselves.

Attendees: Luke Ryker, David Jones, Grant Silverstein, Steve Bright, Ray Noble, Randall Harvey, Steve Kiser, Jason & Crystal Perry, Nicholas and Jessica Kantzer, Esther Wilkins, Billy & Janet Smith, San & Lois McCue, Wayne and Kristen Parker, Susan VanBavel, Danny & Iris Winstead, Alan & Eva Deyoe, Cynthia & Will Copulos, Rickie & Evelyn Turner, Amy Nienstedt, Helen & Steve Baker, Rich Barnett, Brandt & Annette Roach, Ray Quevedo, Daphne David, Ed Star, Dennis & Carol Johnson. (26 homeowners)

2) *Report from North Charleston City Councilman District 9 – Kenny Skipper*

- According to the City's weekly crime report for Jan 27th – Feb 3rd there were forty-one breaking and entering of automobiles in district 4 & 9. Most of the automobiles were unlocked. Items stolen included ipads, guns and computers. Thieves come in neighborhoods in a van and go from car to car. Councilman Skipper recommended everyone lock their car doors.
- Brief Discussion regarding Redistricting: The physical boundaries of our voting district changed pursuant to South Carolina law requiring Congressional maps to be redrawn every ten years after the census and in compliance with the federal Voting Rights Act and U.S. Supreme Court rulings. The new map is not final due to an appeal to the U.S. Supreme Court. In the meantime, the State Senate is redrawing the map that may result in another change before the 2024 election.
- There are no business license applications for the development at the front of the neighborhood which means there are not occupants yet. Other than the entrance from our neighborhood, there will be one other entrance on Dorchester Road which is a right turn in and right turn out only. Council Skipper stated he would inform the HOA when there are applications for a business licenses.
- Cedar Grove Part II – Plans for a Buffalo Wild Wings, Chicken Salad Chick, Wax, & First Watch. Estimates it will be a year before the business open.
- Tanger – Top Golf is open. The new development will be apartments, business office space and hotels.
- The City is doing well financially. During COVID they City implemented a hiring freeze and cut the City budget. There has been no tax increase and the City is on track and beginning to hire staff.

- The City is installing cameras on the main thoroughfares within the City. Installation will begin soon. Information will be coming out from the City regarding the cameras.
- Mr. Skipper reminded everyone that he has a Facebook page and a web site (www.kennyskipper.com) His contact information can be found on his website.
- Q&A
 1. Q: Winstead asked where is the new cold storage going?
A: At the corner of Patriot & Dorchester Road
 2. Q: Dayoe asked if we can go to the City to propose relocating the crossover from the church to the front of the neighborhood?
A: We would have to go to SCDOT not the City.
There was a brief discussion of a previous traffic study.
 3. Q: Deyoe asked if it is possible on the newly paved turns to get arrows painted so drivers know which lane to use when turning.
A: The road belongs to the state.
 4. Q: Regarding changes in Congressional Districts
A: See page 1, #2, second bullet.
 5. Q: Silverstein asked with the plans for 526 going straight to the airport will we be able to continue to access Michaux Parkway?
A: Michaux Parkway will be eliminated and drivers will have to use Montague.
 6. Q: Are there any reports of breaking and entering in our neighborhood?
A: Yes.

3) *Review and Approval of March 2, 2021 Minutes*

Motion and second to approve March 2, 2021 minutes Motion approved

4) *Treasurer's Report (Luke Ryker)*

- The association had more money coming in than going out in 2022.
- A tree from the common area was downed during a storm. Its removal was an unexpected expense for 2022.
- There are some homeowners who have not paid 2022 annual dues. The homeowners who are delinquent on their payment have been notified. Liens need to be pursued.
- Luke reviewed the 2022 financials.
- Copulos had an issue using the word "Receivable" on the 2022 financial statement and stated it would be helpful to see the financials year after year. Copulos also pointed out that the dues total of \$7,525 noted in March did not divide by \$160 (annual dues amount). Luke explained the number is result of new people moving into the neighborhood and paying prorated amounts.
- A motion was made and seconded to approve the 2022 financial statement. The motion was approved.

5) *Front Entrance Committee Report (Luke)*

- The total budget for the front entrance is divided by the number of households in each association.
- Says the front entrance group has been working well for two to three years. Discussed how the HOAs worked together to get the front sign repaired when it was damaged by a homeowner's son.
- The Oaks wished to join the front entrance group this year. Apparently, the contractor left the Oaks HOA with an expensive contract for electricity and mowing. The front entrance group is evaluating if the Oaks joining is fair and equitable for all parties. It appears that joining will increase the revenue by 10%. Need to decide if the cost of cutting their strip of grass will be covered by their contribution.

- The gazebo was rotten and repaired for \$3,000. The funds used to repair the gazebo were initially allocated to pay an electric bill. The electric bill was forgiven. Therefore, the funds were used for the Gazebo repair.
- The church has been given renderings for a left turn out of our main entrance. There was no cost to the Front Entrance Committee for the renderings.
- Luke serves as the treasurer of the Front Entrance group. He recommends IOA continues to serve as treasurer.
- Indigo Fields is donating large palm trees to the front entrance.
- Copulos questioned the 10% increase to our contribution. It was explained that expenses increased by 20%.
- Luke reported that the budget for the front entrance is a work in progress and thinks in this 3rd year they have it right.
- Deyoe brought up the previous issues among the different associations regarding dredging the IOA pond. Luke agreed with the history and stated there have been surveys that debate whether there will ever be a need to dredge the pond.
- Luke explained it is the intention to bring all of the common areas together under the front entrance group but there are issues with doing this. And that there is goodwill among the members. The group is trying to “solve problems”.
- Parker asked if there is a mechanism in the front entrance group for making decisions. Luke stated for major decisions he committee would discuss the issue and share with their association for feedback
- Copulos brought up the issue of the repair to the front entrance sign that was damage. Luke explained that the brick was painted because the contractor stated he could not get the same color brick and that it would not match. Copulos stated that the front entrance committee did the insurance company a favor by allowing the contractor to paint the brick rather than rebuild the sign. Copulos stated he shared the same comment with a former board member at the time of the repair.
- A homeowner asked about having weed treatment in the area at the entrance. There was discussion that to do that we would need to hire a botanist to spray and it would be expensive.
- Copulos asked who has the authority to make decisions for the association. Copulos stated he has an issue with the board having the power to “blow” the association’s money. Per the by-laws, the board has the authority to make financial decisions on behalf of the association. There was a discussion regarding the need to revise the bylaws and adding a spending limit for the board of directors. Spending limits were discussed. No motion was made.
- There was a short discussion regarding the lack of a quorum at meetings and homeowners were asked to get more involved especially if they have concerns.

6) *Board of Directors Activities*

- There are 6 new homeowners
- Discussion of need for liens due to homeowners not paying annual dues.
- AT&T completed running fiber through the neighborhood
- Reminder that Dave Jones has created and is updating the IOA Website. Suggestions for content are welcome.

7) *Nomination & Election New Board Members*

- A slate of officers was presented. Slate included Steve Bright, Steve Baker, Danny Winstead, Jason Perry and Evelyn Turner. Steve Kiser asked for nominations for the floor. There were none. A motion was made and seconded to accept the slate. Motion passes.

8) *New Business*

- Amy Niestedt volunteered to join Dave Jones and Rich Barnett on the ACC.
- The pond pump is broken. According to The Pond Doctor depending on the issue it could cost between \$800 – 2,200 to fix. There are also electrical issues that need to be fixed. The new board will gather options for addressing the fountain and the electrical issues. Options will be shared with homeowners.
- Silverstein mentioned that the bench at the pond is leaning and is a liability. The bench will be removed and a replacement will be discussed.
- Copulos stated there is an issue with the financial statements. Luke attempted to explain the statements. There was no resolution. The new board of directors will look into the alleged issue.
- Baker began a discussion regarding the Association's status as a non profit and the proper amount of reserves the association should have. There was no resolution and no motion.

9) Call to Adjourn: Meeting was adjourned at 7:36 PM by Steve Kiser

Respectfully submitted

Evelyn Turner, Interim Secretary – IOA HOA