

Indigo on the Ashley (IOA) HOA Meeting Minutes

DRAFT UNAPPROVED

August 1, 2023

Location: Westcott Park Clubhouse

Quorum = 21

No Quorum – Information only meeting

Presiding Board of Directors (BOD)

Steve Bright, President (term expires January 2025)

Danny Winstead, Vice President (term expires January 2024)

Evelyn Turner, Secretary/Treasurer (term expires January 2024)

Steve Baker, Board Member (term expires January 2025)

Jason Perry, Board Member (term expires January 2025)

IOA Architectural Control Committee (ACC)

Dave Jones (lead)

Rich Barnett

Amy Nienstedt

1. Call to Order

Meeting was called to order at 7:05 by Steve Bright, president.

All attendees introduce themselves.

Attendees: T. Johnson, Crystal and Jason Perry, Kristen and Wayne Parker, Helen Van Name, Danny Winstead, Will Copulos, Rickie and Evelyn Turner, Steve and Helen Baker, Susan Van Bavel, Carol Johnson, Dave Jones, Gant Silverstein, Randy Harvey, & Steve Bright. (14 homeowners) **NO QUORUM**

2. Review and Approval of February 7, 2023 Minutes (Steve Bright)

Minutes were reviewed but were not approved due to a lack of quorum.

Copulos wanted the following information to be added to the minutes.

The 2020 year end balance on the financial summary reflected \$19,552.25. The account balance dropped by \$6,000.

3. Treasurers Report (Evelyn Turner)

The 2023 Finance Summary dated July 24, 2023 was presented. There were no questions.

There was no vote to approve the Finance Summary due to a lack of quorum.

4. Old Business (Steve Bright)

- Due to concerns regarding previous financial statements the board of directors asked Helen Baker, homeowner to review previous financial statements. Helen reviewed the financial statements, bank statements, check registry, payables, and receivables for 2020, 2021, 2022, and 2023. As a result, Helen found errors in the excel spreadsheet for 2020. Helen reported that the bank statements, receivables, payables & check registry all reconcile and that there is no money missing from the Association. Corrections have been made to the 2020 financial statement. The Financial Statement for 2020, 2021, 2022 and 2023 will be posted to the IOA

website. Bright reminded those in attendance that the financial statements are open and available for review by any homeowner. Bright thanked Helen for her work on this issue.

- In the spring the pond pump quit working. After research, options were shared with homeowners. Seventeen homeowners responded to the options and option C was the most popular. The vendor is Lake Doctors. There is a warranty. There were a couple of issues that Lake Doctors have resolved to the Board's satisfaction.
- Six households have not paid 2023 dues. Two are homeowners who have repeatedly not paid. Bright has sent 2 to 3 letters to these homeowners. He will be filing liens next week. We will continue to renew the liens.
- Bright continues to look review the covenants. He asked for feedback from the homeowners. The goal is to have the covenants done in January for review. He is removing all the information relating to the contractors and updating the verbiage to 2023 standards.
- Bright represents IOA on the Front Entrance Committee (FEC). The Oaks has joined the FEC. There are now 5 entities contributing to the front entrance. The FEC contacted the owner of the retail space regarding contributing to the front entrance. The owner stated they have their own landscaper to keep up with their space. The decision was made to get rid of Simply Green. The FEC will be contracting with a new landscaping business.
- Bright reported that there is a letter of intent for a Mexican restaurant, A kids gym and a hair/nail salon for the retail space at the front of the neighborhood.

5. *New Business (Steve Bright)*

- Bright stated there was nothing new going on. He asked the homeowners for suggestions.
- There was a question about the reserve fund. The reserved fund issue will be discussed at the next meeting so that we can come to an agreement about how to handle the reserves.
- A question was raised about the reserve fund and pond dredging. Bright shared the history of the pond dredging issue. Bright explained that a previous board came up with the \$50,000 figure. He also shared the approximate depth of the pond. It was shared that there has only been one time in many years that the pond has overflowed. If this becomes an ongoing issue we are able to remove a layer of brick on the "chimney" in the pond that will allow more water to drain out of the pond into the sewer thus keeping it from overflowing. Danny Winsteadt stated that he has talked with someone from DHEC and was told that DHEC will not dictate how to manage the pond. There was also a discussion about removing the wax myrtles that are drooping into the pond. We have informed the homeowners that back up to that area that we will be cutting the wax myrtles.
- Front Entrance Committee (FEC)
 - FEC has meet two to three times.
 - There is a problem getting insurance for the front entrance area because the entrance is not a deeded property. The city and the county consider that it belongs to the HOA, but it is not deeded to the HOA. Bright reached out to

Maria Wynn our insurance carrier. They worked on it for two weeks and could not find anyone to insure the area.

- Bright suggested putting up a community bulletin board. He says that was tabled.
- Bright asked for any suggestions regarding the front entrance.
- Crystal brought up the issue of overnight parking. She asked if we could get a sign posted that states there is no overnight parking. Bright will bring it up to the front entrance committee.
- Jason brought up the issue of the homeowners with the boat and trailer. Bright has talked with the homeowner three times and has sent letters. Bright states if the issue is not resolved the homeowner will be fined. Bright suggested that the neighbors also let the homeowner know about the covenants.
- Bright invited comments from the floor.
 - One homeowner mentioned that the summary does not reflect what is in arrears. They would like to see what is owed to the association. Bright stated that the board will discuss it at the next meeting.
 - Grant asked if there was any thought about combining the homeowners associations. Bright gave a brief history of previous conversations regarding combining HOA's.
 - There was a discussion of the white front entrance sign. There were no suggestions regarding the white sign. Just a discussion of how it came to be.
 - Crystal suggested we share with homeowners the option for proxy voting so that we will have a quorum.

6. Adjourn

Meeting was adjourned at 8:10 PM by Steve Bright, president

Respectfully submitted.

Evelyn Turner, Secretary/Treasurer