

Cobblestone Homeowners Association Board of Directors Meeting

Date: June 28, 2018 Start Time: 5:34 PM End Time: 8:10 PM

Location: Clubhouse

Facilitator: Board of Directors

Participants: Lynn Murray, Dave Bizik, Melissa Price, & Chad Milhouse (BMC)

Objective: Monthly Board of Directors Meeting

Meeting Minutes

Call to Order – 5:34 PM

Adoption of Agenda

Approval of Meeting Minutes – Previously approved through email

Open Session – 7:00 PM

- HVAC Repaired and Serviced – It was noted that the clubhouse HVAC was repaired. There was a spring service to make sure it was running efficiently and there will be a service in the fall.
- Security Camera Installation – Security cameras were installed for significantly less than the price for the last system quoted and the community owns these cameras. The total price was approximately \$3,500. There will be a sign on the pool gate noting pool surveillance.
- South Pond Motor Replacement – The pond motor failed and needed to be replaced. The Board thanked Cy, Butch, and Gary for helping install the new pond motor.
- Pool Furniture Ordered – It was noted that the pool was in need of some new furniture. The Board purchased 20 new lounge chairs for \$4,692 that will be delivered around the middle of July. The Board has had a few meetings with Trident to address some concerns with pool maintenance. The Board has seen improvement. The Board announced that the smoking area would be moved to the back corner of the pool deck. A homeowner asked how the Board will monitor the cameras. The Board noted that they will only review footage if they get a complaint. The cameras were installed for everyone's safety.
- Leyland Replacement-Irrigation and Shrubs – A number of trees died and needed to be removed. They will be replaced with tea olive trees. Pike Nursery will be installing with a 1 year warranty and Summit will be installing drip irrigation.
- New ACC Application Form Mailed – The Board noted that the new ACC form was mailed to all residents and posted on the website. The committee would no longer accept applications on the old form.
- Oak Tree Pruning – An arborist was hired to prune the trees in front of the single family homes and the Board received a lot of positive feedback. In addition, the vendor had nothing but good comments to say about the residents in the community.
- HELP WANTED – Crime Watch Chairman – The Board noted a couple of recent occurrences and expressed the importance of everyone looking out for each other. Previously the local Sheriff attended the meetings to give updates and safety tips. Alva Kailey volunteered to chair the committee.

- **HELP WANTED** – Shrubbery by HVAC Unit Needs Trimming – The Board noted they needed volunteers to help trim the shrubs around the HVAC. There were a number of volunteers.
- **SC Homeowners Act** – There was some legislation passed in South Carolina recently that effected HOAs. The new legislation requires governing documents to be filed with the County. The Board is taking steps to ensure that their governing documents meet this requirement.
- **Bylaws / CCRs Amendments** – The Board noted that they were pursuing amending the CCRs. To get things started, the Board will first be pursuing a change to the amount of votes needed to amend the CCRs, lowering the requirement from 67% to 51%. The voting document will be sent in the mail. Volunteers will be needed to help collect votes in order for it to have a chance of passing.
- **Homeowner Comments** – A homeowner noted that they have a great local library and they encouraged residents to come check it out. There was an upcoming Indian Land action council meeting and owners were encourage to attend that as well.

Next Meeting Date - Originally noted as August 9th but late changed to August 16th.*

Adjourn – Dave Bizik declared the meeting adjured at 8:10 PM