



## Laurel Creek Homeowners Association

November 21, 2017 HOA Board meeting minutes

<b>Board Officers</b>		Director	Duane Christopher*
President	(position is vacant)	Director	Scott Groshans
Vice President & acting Board Chairman	Walter Byrd 514 Chalmers Row Rock Hill, SC 29732	Director	Lee O'Steen
Treasurer	Ralph Bailey 636 Deberry Hollow Rock Hill, SC 29732	Director	Ralph Norman*
Secretary	Kevin O'Rourke 1230 Rittenhouse Lane Rock Hill, SC 29732	Director	Mike Sardilli
		Director	Andrew Staffileno*

\* denotes those members not present at this meeting.

### Call to Order and Certification of Quorum:

The HOA Board Chairman, Walter Byrd, called the meeting to order at 6:35 pm. David Norman, representing the Warren Norman Company (WNC) joined the meeting.

David Norman spoke about August Place landscape maintenance issue, recently raised by the Augusta Place 1 HOA. He will follow the HOAs bylaws and transfer land between the two HOAs, to better reflect proper land ownership. This will help clear up questions about which HOA should be doing maintenance of adjacent common areas. David will take care of the legal costs involved in making these bylaw changes. The result of this effort will mean that the Laurel Creek HOA will have additional landscaping duties near and around August Place, consistent with the landscaping responsibilities throughout the rest of neighborhood. This change will slightly increase the 2018 landscaping costs for the LC HOA, and will be reflected in the 2018 budget.

### AMA contract between WNC and LC HOA

- Lee ammended another draft of the AMA, sent it back to the WNC attorney, but did not recieve a reply. David agreed that both parties are at an impass regarding a certain clause of liability. David will speak with the WNC attorney in an effort to reach a timely compromise. David mentioned that improvements to the hard surface tennis court won't be started until the AMA is complete and signed by both parties.

### General Discussion:

- Several Board members were contact by homeowners voicing their extreme displeasure and astonishment that deer were being hunted and shot in Laurel Creek. A motion was made, seconded, and unanimously agreed upon by the HOA Board, that the HOA Restrictive Covenants be amended to

forbid the hunting of any animal within the Laurel Creek neighborhood. An email will be sent to all homeowners to communicate this change.

- The Board discussed the ongoing problem with ATVs and golf carts being driving by underage children on our neighborhood streets and sidewalks. All Board members agreed that an email should be sent to all homeowners once again explaining this recurring safety issue, as well as providing the contact information for the Rock Hill police department's resource officer.

#### Budget

- Ralph B. walked through a detailed 2018 HOA budget, line by line. The goal is to finalize the 2018 budget by our December 2017 Board meeting.

#### Landscaping

- Duane is soliciting new bids for the coming year from several local landscape companies.

#### Pool

- Although a few homeowners voiced their displeasure that the pool's water temperature gets too hot during the late summer weeks, the Board agreed that cooling the pool water would be too expensive and not very practical.
- The question was asked if the swings and play ground equipment near the pool, should be removed to reduce the associated risk and liability. The Board agreed to have further discussion after verifying if the equipment is covered by our current insurance policy.

HOA Board members are still looking for a HOA Board President.

HOA Board agreed to meet on a regular schedule; every third Monday of the month. So the next meeting is set for 6:30 pm, December 18.

## **Adjournment**

The meeting was adjourned at 7:45 p.m.

Kevin O'Rourke, HOA Secretary