



Laurel Creek Homeowners Association

December 18, 2017 HOA Board meeting minutes

Board Officers		Director	Duane Christopher
President	Walter Byrd 514 Chalmers Row Rock Hill, SC 29732	Director	Scott Groshans
Vice President	(position is vacant)	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:

Walter Byrd, called the meeting to order at 6:35 pm.

Walter, the current Vice-President of the HOA Board, offered to serve as Board President. After a brief discussion, a motion to elect Walter as HOA Board President was put forth, and unanimously approved. Walter is now President of the HOA Board.

The Board agreed to form an Executive Committee (EC) to represent the full Board on various routine matters and communication with homeowners. The EC will be comprised of the Board Officers: President, Vice President, Treasurer, and Secretary.

AMA contract between WNC and LC HOA

- An agreement was reached on the language in the contract. Lee will forward it to all Board members for approval, and then Walt will sign it.
- David Norman confirmed that the hard surface tennis court will be switched to a clay surface court in the spring.

Budget

- Ralph B. walked through an updated detailed 2018 HOA budget, line by line. There were a few outstanding questions about exact costs related to a new landscaping contract, which Duane will provide later.
- After a brief discussion, a motion to keep the HOA dues the same in 2018 was put forth, and unanimously approved.
- Kevin will draft an annual dues payment email and share it with the Board. The goal is to send the email before year end.

Landscaping

- Duane is finalizing the 2018 contract with a local landscape company.
- Duane shared large printed maps of the neighborhood, and discussed how the HOA will need to take care of six retention ponds around the neighborhood. This routine maintenance was added to the budget.
- Some of the footpath bridges need repairs done to their railings, which will be addressed in 2018.

Pool

- Andrew recommends contracting with the same Pool management company. He will work to get an update contract in place by January 2018.
- The topic of adding pool security cameras was discussed. Andrew and Kevin will get some more information on camera systems options and costs.

HOA Board agreed to meet on a regular schedule in 2018; every second Monday of the month. The 2018 meeting dates are as follows:

- Jan 8
- Feb 12
- Mar 12
- Apr 9
- May 14 (Annual Homeowners meeting)
- Sept 10
- Oct 8
- Nov 12
- Dec 10

Adjournment

The meeting was adjourned at 8:10 p.m.

Kevin O'Rourke, HOA Secretary

