

# Laurel Creek HOA

## Minutes of the May 18<sup>th</sup>, 2016 Annual Meeting

President	Ron Norman
Vice President	Walter Byrd
Treasurer	Ralph Bailey
Secretary	Kevin O'Rourke
Director	Duane Christopher
Director	Ralph Norman*
Director	Lee O'Steen
Director	Scott Groshans
Director	Andrew Staffilino
Director	Mike Sardilli*

\* denotes those members not present at meeting.

### Call to Order and Certification of Quorum:

The HOA Board President, Mr. Ron Norman, called the meeting to order at 6:45pm.

Owners were certified by registering as they entered the hall. The Quorum was certified with at least 95 units, with a minimum of 93 units (one third of the 279 total) required for a quorum.

### Approval of Minutes:

Approval of minutes from the Annual Meeting of May 10<sup>th</sup>, 2016 was unanimous without discussion by acclamation. Meeting minutes will be posted on the Laurel Creek website, <http://www.laurel-creek.com/blog/>.

### Treasurer's report, Mr. Ralph Bailey:

- 2016 actual spending was reviewed.
- The 2017 proposed budget was presented and reviewed. The overall budget has increased due to the annual fee increase and an increase in number of homeowners.
- A motion was made to approve the proposed budget; the motion was approved by acclamation.

### New Business, Mr. Ron Norman:

- Thank you to all that work to keep all our common grounds in such great shape. Turf is could certainly look better, and work will continue to be done to improve it. Many trees along the walking paths and Laurel Creek drive had to be removed due to storm damage and disease.
- Four recent neighborhood car crashes have caused an increase in expenses to cover repairs to walls and landscaping.
- A financial goal is to have two years of reserves on hand, however with an increase in the budget, our reserve goal has to be revisited. The reserves will need to increase over time to meet this strategic fiscal goal.
- Laurel Creek Drive is a city street, and concerns with speeding should be directed to the city police. All homeowners should slow down and be safe.
- The SC state law allows golf carts and ATVs on the streets but not sidewalks. Golf cart drivers need to be licensed driver, and the vehicle needs to be permitted by the DMV. The HOA has a rule that no

motorized vehicles are allowed on the walking trails. The Board agreed to send out an email to remind all homeowners.

- Homeowners are reminded to clean up after your dog, since there is a lot of dog poop left along the walkways.
- Neighborhood vandalism is still an issue, especially toward the carriage lights at entrance signs. There have been many occurrences of these lights being shot at, and crushed. We have met with the police about these incidents. Homeowners are reminded to lock their parked vehicles, too.
- The Comporium Company is upgrading the neighborhood telecommunications to fiber optics soon.
- Duane Christopher and Lee O'steen were nominated and confirmed to new three year terms. There were no nominations from the floor. The motion for approval was approved by acclamation.
- Ron Norman, who has served several terms as HOA President, has chosen to step down. The Board thanked him for his tireless service, and his leadership. Several people shared their appreciation for all his has done for the neighborhood. We all wish Ron the very best.

### **Landscaping report, Mr. Duane Christopher:**

- Laurel Creek drive is over a mile of landscaping to upkeep. The long drought last year caused lots of problems with the Leyland Cyprus. Several of these border trees had to be removed and thinned. Many were replaced with Oaks and Hollies. Many have been treated for black scale.
- The mulch is free, and local contractors were hired to spread the mulch. But some company, that is not Josh Munn (J&M Company), is dumping mulch along Laurel Creek drive.
- Fire ant hills are being treated but more needs to be done.
- Many of the walkway bridges need to be repaired, and we are receiving bids estimating repairs now.
- Comment made to the Board to be more proactive with homeowner engagement before trees are removed, especially along Laurel Creek. Each homeowner should be spoken to before trees are removed and replacement planted.

### **Pool Committee, report by Andrew Staffilino**

- The pool will open May 27 and close September 4. A full list of pool rules will be posted on the Laurel Creek website.
- A lot of repair and maintenance has been completed, including reworking pump house, replacing pumps, resurfacing pool, painting, replacing pool lights, etc.
- The very small baby pool was a constant problem with DEHC audits, so it has been filled in.
- A DEHC inspection has been scheduled for final approval.
- The official pool hours are still being worked out with the pool management company.
- Two new security cards will be given to each household, and a third card can be purchased for \$25. If a card is lost, there is a fee to replace it. Each homeowner will need to pick up their security cards at the Magnolia Room, through Lisa Walsh.
- Pool costs in the budget is an estimate, reached by working closely with the WNC.
- An email will be sent to all homeowners next week, explaining the details about the pool operation and card registration.

### **Tennis Committee, report by Ron Norman**

- The hard surface tennis court will be converted to a clay court. The WNC will cover the costs for this conversion.

### **General Update from Warren Norman, Warren Norman Company**

- Augusta Place II is doing quite well, as the buildings continue to sell quickly. The amenity section construction should be done by the end of the year.
- The other phases of Laurel Creek, yet to be built upon, have no immediate plans for construction.
- The brick wall along Twin Lakes will not be continued for Augusta Place II, instead a landscaping berm has been constructed.

## **Adjournment**

The meeting was adjourned at 8:20 p.m.

**Kevin O'Rourke, Secretary**

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## **Next Annual HOA Meeting Day & Time Set**

The next LCHOA Annual meeting will be determined by the President for approximately May, 2018.

