

Laurel Creek HOA

Minutes of the May 14th, 2018 Annual Meeting

President	Walter Byrd
Vice President	Duane Christopher
Treasurer	Ralph Bailey
Secretary	Kevin O'Rourke
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. Walter Byrd, called the meeting to order at 6:45pm.

Owners were certified by registering as they entered the hall. The Quorum was certified with 120 homeowners attending or submitting a proxy, representing 39% of homeowners. One third of the 306 units total is required for a quorum.

Approval of Minutes:

Approval of minutes from the Annual Meeting of May 18th, 2017 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:

- The 2018 proposed budget was presented and reviewed. Costs were reduced in areas by consolidating lawn care service providers. After the first year of managing the pool and tennis facilities, a more accurate budget was able to be prepared.
- The current budget does not add funds to the HOA reserve, and this approach will be debated in the coming months. The current level of reserve is \$166,000, which is 86% of our current budget of \$192,000.
- We need a volunteer to be Treasurer, or the function will have to be outsourced. Three homeowners stepped forward to volunteer at the close of the meeting.
- A motion was made to approve the proposed 2018 budget; the motion was approved by acclamation.

New Business, Mr. Walter Byrd:

- Golf carts and ATVs should only be ridden on the roads, by licensed drivers, and not ridden on the walking paths.
- 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.
- In April 2018, an email was sent to over 340 residents asking for their input regarding how best to deal with all the speeding cars along Laurel Creek Drive. 185 residents responded to the survey. 69%

of these respondents supported the idea of installing a few speed humps along Laurel Creek Drive, provided more information was gathered regarding costs, risk, etc.

- Since the resident survey about installing speed humps was positively received, the next step is to work with the City of Rock Hill through an extended process to plan, gather data (speed of drivers, volume of traffic), and evaluate Laurel Creek Drives usage. At the end of this city led process, the city will determine if they will fund the speed hump installation. Our neighborhood could pay for it for ourselves, if they get two thirds of the homeowners to sign an official city petition, which is what the Harlingsdale neighborhood did. Harlingsdale spent \$3,000 per speed hump.
- Homeowners are reminded to clean up after your dog, since there is still a lot of dog poop left along the walkways.
- Scott Groshans, Kevin O'Rourke, and David Norman were nominated and confirmed to new three year terms on the board. There were no nominations from the floor. The motion for approval was approved by acclamation.
- Ralph Bailey, who has served several terms as HOA Treasurer, has chosen to step down. The Board thanked him for his service, and his leadership. Several people shared their appreciation for all he has done for the neighborhood. We all wish Ralph the very best.

Landscaping report, Mr. Duane Christopher:

- There is a lot of work done each month to keep our large neighborhood looking good. Laurel Creek Drive has over a mile of landscaping to maintain, plus there are ponds, walking paths, and road sides by our entrances. The HOA partners with eight local companies to provide caretaking to all the neighborhood property; lawn care, tree pruning, storm water pond maintenance, tree care (1,000+ trees), irrigation, landscaping, and bridge repair.
- WNC provided free mulch (valued over \$10K), that was used along Laurel Creek Drive.
- Six oak trees will be added along Laurel Creek Drive, replacing dead trees. A few trees near the pool will also be planted later in the year.

Pool Committee, report by Andrew Staffilino

- The pool will open May 26 and close September 3. A full list of pool rules will be posted on the Laurel Creek website.
- A few rule changes will be in place this year. (i.e. No glass containers of any kind are allowed in the pool area.)
- The gate access cards handed out last year will still work this year. If new gate access are needed, please email Lisa Walsh with the Magnolia Room; lisa@magnoliaroom.com.
- A lot of repair and maintenance has been completed in preparation for this season.

Tennis Committee, report by Mike Sardilli

- The hard surface tennis court will be converted to a clay court in the coming weeks. The Warren Norman Company (WNC) will cover the costs for this conversion. The current clay courts will be resurfaced, too, which happens about every three years.
- The electronic gate access system will be replaced with a combination lock system, since the electronic gate access systems continues to break (maybe due to lightning).

Adjournment

The meeting was adjourned at 8:00 p.m.

Kevin O'Rourke, Secretary

Next Annual HOA Meeting Day & Time Set

The next LCHOA Annual meeting will be determined by the President for approximately May, 2019.



