

Ivy Hall Home Owners Association ANNUAL Meeting Minutes
July 31, 2018 at 7 p.m.
Eastbridge Church
Mount Pleasant, SC 29466

Meeting Minutes:

Attendance: Trever C., Dena K., Leidy G., Martine M., Stan K., Will F., William R., Scott T, James A., Kelly, F.

- I. Call to Order 7 pm
- II. General Introductions
 - a. Board Members introduced themselves and their roles in the governance of the community.
- III. ARC Report
 - a. James- Discussion of ARC requests that have been received and how the HOA board is handling those requests. Mostly roofing and window requests.
- IV. Treasurers Report
 - a. Budgeted and Variances
 - i. Stan explained the proposed and accepted budget and clarified how the actual current numbers are different from the actual budget.
 - ii. Stan answered questions regarding the budget and how differences are accounted for in the actual vs. the proposed.
 - b. Delinquency Report
 - i. Stan and Martine communicated to residents the amount owed to the HOA and the steps the HOA is taking to collect on delinquent accounts.
 - c. Reserve Fund Balance Review.
 1. Reserve is slowly growing but still not sufficient for a community of 252 homes.
- V. Community Engagement and Projects
 - a. Dena discussed the welcoming committee and the number of homes currently due to receive a welcome package. Dena discussed that all items are donated from local businesses.
 - b. Dena discussed Yard of the Month and how the award is chosen.
 - c. Dena discussed the End of School Bash and how residents were thrilled to see more board and community involvement.
- VI. Completed Capital Projects
 - a. Trever discussed the median project that removed the aging bushes and plants from the medians at Morningdale.
 - b. Cost of the project was roughly 4000 and the HOA was reimbursed half of the total cost by the Town of Mount Pleasant.
 - c. Cost to the board was roughly 2000
- VII. Items of Action for Vote
 - a. Initiative One
 - i. Trever began a discussion on the proposed initiative to repair and replace the path.
 1. Residents were provided reasoning for path replacement project as outlined in the covenants and restriction. The HOA(homeowners) is/are responsible to the maintenance of the area.
 2. Residents were given a complete detailed description of what the path project would include. Residents were provided a handout to explain cost. Trever reviewed cost and project details.

- b. Initiative Two
 - i. Trever began a discussion of the proposed additional 2 percent increase to ensure healthy reserve funds and future ability to maintain new projects.
 - ii. Proposal graphic was given to residents outlining how the additional 2 percent increase would be applied.
 - iii. Trever encouraged residents to understand the need for a healthy reserve fund to ensure community health and to ensure future projects are funded properly.
- VIII. Call for a vote on Initiatives One and Two
 - a. Quorum was not met. 70% of residents were not in attendance in person or by proxy as specified in the governing documents.
 - b. Initiatives One and Two will be voted on in a second meeting to be scheduled with a reduced quorum according to the governing documents.
- IX. General Discussion
 - a. Residents voiced concerns.
 - i. Concerns were addressed to the best abilities of the board.
 - ii. Board attempted to resolve lingering conflicts and concerns from prior years.
- X. Voting for Board Member Positions
 - a. Current Positions for re election or open seats
 - i. William Ray, Scott Taylor, Will Farlow are up for reelection
 - 1. Scott had retired from the HOA Board.
 - ii. William is seeking re election
 - iii. Will is seeking re election
 - iv. Darlene F. is seeking election to the HOA Board for the first time
 - v. No other interested parties
 - b. Vote for positions.
 - i. William is elected for new term, Will is elected for new term, Darlene is elected for first term.
- XI. Adjournment- 9 p.m.