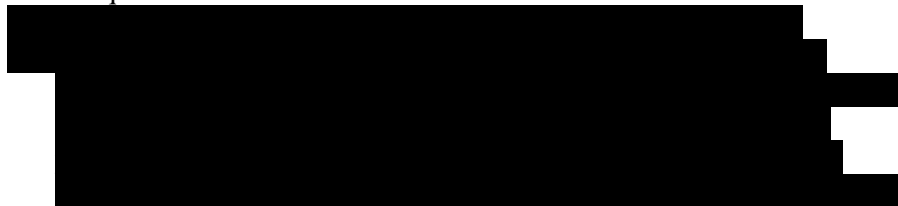


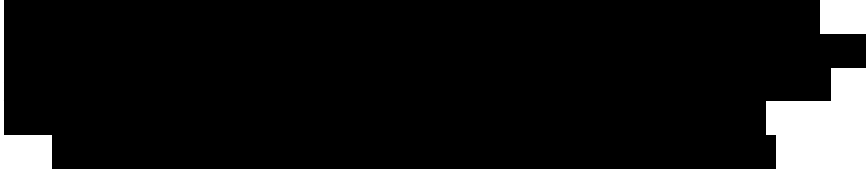
Ivy Hall Home Owners Association Board Meeting Minutes
September 27, 2018 at 6:45 p.m.
3267 Seaborn Drive
Mount Pleasant, SC 29466

Meeting Minutes:

Attendance: Trever C., Dena K., Leidy G., Martine M., Stan K., Will F., William R., Darlene F.

- I. Call to Order 6:50 pm
- II. Approval of Minutes
 - a. Minutes will be reviewed via email this week. Board will have minutes for all meetings available to residents on Ivyhall.org.
- III. General Reminders
 - a. Reiteration of Board Members, Positions, Roles.
 - i. Inquiry will begin into the role of the Treasurer as outlined in ALL governing documents and in terms of state precedent for HOA management.
 - b. Confidentiality.
 - i. Documents, Forms, Accounts- Documents are to be reviewed at board meeting and returned to CMG at meeting closure.
 - c. Email and Social Media Etiquette- Reminder that all correspondences between board members, residents, and CMG should be conducted in a professional manner.
- IV. Old Business
 - a. Special Meeting
 - i. Rescheduling : Oct 11, 2018 7:00 pm East Bridge Church at the front of Ivy Hall
 - ii. Requests for Action- Meeting was rescheduled by HOA President as executive action. Meeting date was chosen because it was nearest to the previously scheduled meeting and in an effort not to exceed 90 days from the annual meeting. Rescheduling was necessary because of the approach of Hurricane Florence.
 - b. Initiative One: Path Renovations- To be voted on Oct. 11
 - c. Initiative Two: Percent Increase- To be voted on Oct. 11
 - d. Access to Pond on Morningdale
 - i. Board Direction and Intervention
 - ii. Board will contact homeowners about survey of plat and further action. Fence must be removed from easement to ensure access.
- V. ARC Report
 - a. Recent Requests
 - i. Board Action?- No open requests
- VI. Treasurers Report
 - a. Budget and Variances
 - i. Variance for printing mailers for special meeting
 - ii. Variance for utilities
 - iii. Variance for Dog Station repair
 - b. [REDACTED] Account
 - i. Resident Request for Resolution- Board Review of homeowner account





- c. Reserve Fund Balance Review.
 - 1. Reserve is slowly growing but still not sufficient for a community of 252 homes.
 - 2. Martine proposed that the board revisit Reserve Study.
 - a. Discussion of a Reserve Study will be revisited at the next HOA Board Meeting.

VII. New Business

- a. Covenants and Restrictions, By-Laws, Rules and Regulations
 - i. CRs- legal document governing use and livability in the community filed with local government
 - ii. By-Laws- depth and breadth of authority of governing members as well as governing procedure
 - iii. Rules and Regulations- enforcement of rules outlined by the board and community at large based on reasonable interpretation of the CRs.
 - 1. New Law requires these to be filed. CMG will begin this inquiry.
 - iv. Q&A
 - v. Requests for Review/Revision of R&R
 - 1. Motion to review and revise Rules and Regulations Dena, Martine 2nd. All members in favor.
 - 2. Rules and Regulations will be reviewed at the next board meeting.
- b. Florence Damage
 - i. As assessed by The Greenery Landscaping and Pond Maintenance- no noticed damage
 - 1. Request for bid from the Greenery for pruning of a tree hanging over Morningdale near the back loop.
- c. Fall Entrance Planting
 - i. Presentation of the Greenery bid for fall planting.
 - 1. Annuals are preferred to perennials because of location, height, drainage, and irrigation.
 - 2. Annuals are planted 2 times per year and guaranteed by the Greenery.
 - a. Motion to accept the bid Will, Martine 2nd. All members in favor.
 - 3. Request for pinestraw replenishment bid for entrance and medians. CMG will bid this project.
- d. Holiday Contests
 - i. Fall Award- 25\$ award. (HOA has this card already)
 - ii. Winter Awards- (50\$ 1st Place, 25\$ 2nd Place. CMG will Purchase these cards.)
 - iii. Board approved expense under community engagement.
- e. Amendment (Holiday Décor)
 - i. President request to replace damaged Christmas lights and purchase new Décor items to replace damaged wreaths.
 - 1. Expense not to exceed set \$ amount.
 - 2. Motion to allow expenses not to exceed set \$ amount Martine, William 2nd. All members in favor.

VIII. Adjournment- 8:15 p.m.

- a. Next meeting held on December 5th, at 6 p.m.