

Ivy Hall Home Owners Association SPECIAL MEETING
October 25, 2018 at 7 p.m.
EastBridge Church.
Lexington Ave. Mt. Pleasant, SC 29466

MINUTES

Board Member Attendance: Trever Etminan, Dena Kornik, Martine Wolfe-Miller, Stanley Kablick, Darlene Filan

- I. Call to Order
 - a. 7:10
 - b. Trever made apologies for starting late but wanted to ensure all residents were signed in and settled with materials before beginning.
- II. Introduction of Board Member
 - a. Trever introduced all board members in attendance and briefly discussed their role on the board.
 - b. Trever responded to a resident question about acting president. Residents vote on members to elect to the board; the board then appoints and approves leadership positions. All leadership positions were decided via board vote and confirmed at the Sept 27th HOA board meeting.
 - i. Trever Etminan- President
 - ii. Stanley Kablick- Vice President
 - iii. Dena Kornik- Secretary
 - iv. Darlene Filan- Treasurer
 - v. James Aton- ARC Chair
 - vi. William Ray, Martine Wolfe-Miller, Kelly Frazier, Will Farlow- General Members
- III. Proposal for Path Renovations
 - a. Discussion of visuals and rationale for path renovations
 - i. Path orientation will change slightly. When necessary path will be moved away from the tree and root line. Bridges will be constructed in areas that are subject to water encroachment.
 - ii. Path will be approximately 6 feet wide.
 - b. Discussion of materials
 - i. Asphalt was chosen because of cost and durability. Bids for mulch, plantation mix, and concrete were received.
 - ii. Bridge construction will match the current construction of bridges.
 - c. Brief discussion of rationale for path orientation and materials
 - i. Survey conducted via email 1 year prior.
 - ii. Trever reminded residents to update email address with CMG.
 - d. Discussion of project cost of about 28,750.00.
 - i. Discussion of what will be done with funds collected but left unused because of coming in under budget.
 1. Board assured residents that all funds collected for the path renovation will be spent in the common area. Possibilities including tree plantings, additional grading and seeding, benches and tables etc.
 - e. Conclusion of presentation on Initiative One.
- IV. Proposal for change to 7% increase for 5 years

- a. Discussion of need for increase in percent increases. Trever discussed the need to collect additional funds to meet the demands of the neighborhood and upkeep of renovated amenities. Trever also discussed the need for a healthy reserve fund.
 - b. Trever highlighted that the 7 percent would spread a 34 dollar increase over 5 years rather than taking a 1 time increase as we did a few years ago. This would allow residents to plan.
 - c. Discussion of what additional monies will be used for.
 - i. Increasing frequency of landscaping, increasing reserve fund balance, ensuring maintenance within community, making funds available for additional projects at resident discretion.
- V. Question Session for members in attendance.
 - a. Resident question about saving money via moving to ALL EMAIL communication.
 - i. Board response that this is not possible because our CRs clearly state mailings must be made to residents.
 - b. Resident question about why we spend money on a newsletter.
 - i. Board response that residents have felt uninformed in the past and the newsletter is to keep residents informed of all neighborhood happenings.
 - c. Resident question about the need for increase to HOA dues.
 - i. Board response that we must keep reserve funds healthy and we cannot use reserve monies to pay for monthly bills. This was what happened in the past.
 - d. Resident question about why the community removes trees from ponds and properties.
 - i. Board response that the HOA only pays to have trees removed from HOA property. This is a requirement of the HOA to maintain drainage areas and HOA property.
- VI. Call for Vote
 - a. Trever made it clear that ballots required a “yes” or “no” next to each initiative for clarity.
 - b. 10 minute recess for voting.
 - c. CMG tallied votes in person and by proxy.
 - d. Trever asked CMG for current count numbers and identified enough in favor votes to pass each item of action.
- VII. Return to Call Decision
 - a. Quorum was met according to the governing documents of the community.
 - i. Initiative One
 - 1. PASSED- according to the governing documents of the community.
 - a. Final tally: 84 In Favor/ 32 Appose
 - i. Final tally includes all community votes, proxies, board votes, and President proxies.
 - ii. Initiative Two
 - 1. PASSED- according to the governing documents of the community.
 - a. Final tally: 77 In Favor/ 39 Appose
 - i. Final tally includes all community votes, proxies, board votes, and President proxies.
- VIII. Adjournment
 - a. 8:15