

Board of Directors

August 24, 2019

MINUTES

Present:

Louise Moisan, President
Patrick Coates, Treasurer
Russ Dukeman
Greg Lohman
Beth Patterson
Greg Sheperd, Parliamentarian

Absent:

Steve Moore, Vice-President
Kellye Rembert, Secretary

Louise Moisan, President, called the meeting to order at 9:02 a.m.

- a) Members were asked to join in the Pledge of Allegiance.
- b) Louise reminded attendees to be considerate of one another as the meeting proceeded.

Louise appointed Beth Patterson to serve as secretary.

Russ Dukeman moved to approve the June 15, 2019 minutes and Beth Patterson second the motion.
Motion carried.

Review of June financials (Patrick Coates)

- 1) Draft June financials were distributed with the disclaimer that income was not correct.
- 2) It appears collections are down.
- 3) SCS was supposed to be in attendance at board meeting. Reason for not attending was not provided.
- 4) POA bills should be set up on auto draft. Louise is in the process of doing this.

Comments/suggestions from members:

- 1) Fixed assets in the areas of grounds keeping equipment and autos and trucks has not changed on the EOY balance sheet – Given that the POA purchased a tractor, shouldn't this change? Patrick will review.
- 2) Copy of bylaws should be available at every committee meeting. For example, at the budget meeting held the night before, questions about bylaws came up several times. It would have been helpful to have the bylaws available.
- 3) Update requested on RV moved onto Kinston lot without required permits.
 - a. ACC Chair and security went to property to advise individual RV would be towed next morning.
 - b. The RV could not be moved next day due to tires being flattened.
 - c. Sheriff indicated situation was a civil matter.

- d. Security discussed situation with Judge. Judge advised POA to get an attorney and turn over to the courts.
 - e. Louise spoke with Bagley & Corley Law Firm about liens and foreclosures. For a one-time fee of \$500, Bagley could draft a form for Foxwood Hills that would allow POA to do liens in-house. Greg reported that a form was developed in 2010 by the General Manager and the POA attorney. The document was filed with the Office of Register of Deeds.
- 4) It was noted that a realtor had not signed in since August 2.

New Business

1) Partial adjoining lots

- a. The board discussed following:
 - (i.) A partial adjoining lot is one which two lots, physically touch and the dues on the second lot is billed 45% of dues on the first lot.
 - (ii.) There must be a dwelling on one lot in order for the second lot to qualify for the partial adjoining lot discount.
 - (iii.) Each member is allowed 2 partial adjoining lots.
 - (iv.) If a member has 2 partial adjoining lots, they can be in different sections.
 - (v.) Diagrams need to be added to the resolution for partial adjoining lots.
- b. Greg Lohman made motion to postpone until October board meeting. Russ seconded. Motion carried.
- c. Resolution to be prepared for review and signatures at October board meeting.

2) Policy – purchase of lots with back dues

- a. while this was listed as new business, this was voted on at last board meeting to develop procedure.
- b. Transparency important for the procedure. It should be posted on our website.
- c. Greg Lohman moved to adopt procedure that current buyer pay current year's fee and 1 year forward, Beth Patterson seconded the motion. Much discussion followed.
 - (i) Do we offer to other members? Date from when they bought lot? Dues would not be pro-rated.
 - (ii.) Lien is good for 10 years.
 - (ii) SC limitation of collecting past due accounts is 3 years.
 - (iii) Members having 6-7 years in past dues, how does liens fit into this procedure?
 - (iv) Is it unreasonable to ask for 3 years of dues? This is in alignment with SC statute.
 - (v) Our payment plans currently covers 3 years: members pay current year and 2 years back. This only applies to existing owners.

Greg Lohman moved to postpone motion. Beth Patterson seconded the motion. Motion carried. This is to be addressed at October Board meeting as old business.

3) Fall hours: 2019 all hours were distributed. The board recommended the following:

- a) Kitchen to be closed on Monday and Tuesday; open from 5-9:00 Wed-Saturday; and closed on Sundays except for special events.

- b) Lounge to be closed on Monday and Tuesday; open from 5-9:00 on Wednesday and Thursday; open 5-11:00 on Friday; open 12 noon until 11:00 on Saturday and closed on Sunday except for special events.
 - c) Concurrence from Restaurant team lead needed.
 - d) Employee Appreciation Day to be held on Sunday, September 30th.
- 4) Pool Hours – September
- a. Carol recommended the pool remain open from September 1-8 with hours of 11-8:00pm Sunday thru Saturday; September 9-29: noon-6pm (M, W, F, S and Sun). This moves aerobics from 11:00 to noon.
- 5) Cargo Homes: A gentleman met with Russ Dukeman and Beth Patterson about shipping container homes.
- a. He's looking for an investor and would like to focus on Section M.
 - b. Need to review real estate definition for mobile and modular.
 - c. Need to check with county about cargo homes.
- 6) Security Incident Reports: 19 reports for the month of July.

Old Business

- 1) Land & Timber: Jon Tompkins met with Louise Moisan on August 2, 2019. He represents the two owners of the 42.3 acres located in Section A used as timber investment. They reported that property owners of each parcel have been contacted who would be able to offer an easement to the nearest county road. None approved of the easement.

The following are other options that could be pursued:

- i. The POA could grant an easement that would include usage for timber harvesting.
- ii. Have an attorney apply for an assigned easement through a judge.
- iii. The POA might have an interest in purchasing the property. Asking price is \$105,000.

The Board is not in favor of granting an easement that would include usage for timber harvesting. Concerns voiced about potential road damage and it would be a lifetime obligation. Greg Lohman will visit the property and report back to the Board.

- 2) Tract A - waiving of restrictions for Oconee County:
- a) The property is going to be used for expansion of County Emergency Services and Sheriff's Department operations. No major development is anticipated in the immediate future, but it may be used for a helicopter landing area and for parking, and eventually for substation expansion.
 - b) Greg Lohman made the motion to waive the restrictions. Russ Dukeman seconded the motion.
 - c) Much discussion followed regarding Board's authority to waive the restrictions.
 - d) The board needs to seek legal counsel.
 - e) Louise to contact Oconee County to provide update and to request they pay for attorney fees.

- f) Greg Lohman motioned to postpone motion. Russ Dukeman seconded the motion to postpone. Motion carried.

Beth moved to adjourn to executive session. Greg seconded. Motion carried.

Meeting adjourned at 10:50 a.m.

Respectfully submitted: _____

Beth Patterson, Acting POA Secretary

Approved by: _____

POA President