

DRAFT FOR REVIEW
The Clubs at Cherokee Valley POA
(DBA The Woodlands POA)
PO Box 84
Tigerville, SC 29688

7.2 Ms. Gray reported that the ARC expects support from Cedar Mgt. for review of building applications, but we do not know from whom (viz., a name is needed). She also mentioned the response time from Cedar Mgt. for routine questions seems quite long and improvement is needed. Ms. Collins agreed to contact Cedar Mgt. in Charlotte and express these concerns. Ms. Gray also discussed the requirements for application submittal and storyboard requirements.

8.0 Old Business

- 8.1 Mr. Recker acknowledged and thanked Mr. Nergard for trimming trees and low hanging branches at the entrance of The Woodlands.
- 8.2 Deposit Use and Fine Schedule: Ms. Collins will send samples from their records.
- 8.3 Purchase of Mail Boxes for New Construction: All members agreed that the POA should not pay for mailboxes, leaving that expense for new homeowners.
- 8.4 Status of 305 Laurel Valley Way: Many submittals for construction have been submitted to the Board, resulting in significant effort by the ARC and our Attorney. In addition, trees on this lot were not cut as approved by the ARC, in fact the lot was clear cut. Ms. Gray, the ARC, and the Board are working to determine the costs associated with the effort required as well as the cost of trees that must be planted to replace those cut without approval.

9.0 New Business:

- 9.1. Entrance Lighting: The shared entrance from Chiquapin Rd and the islands are not being regularly cared for. This entrance is used by Phase 1 residents, guests at the Cottages, Brown Management personnel (and Golfers), as well as residents of The Woodlands. It was proposed by Mr. Bellows that Mr. Recker contact Brown Mgt. and others using the entrance to see if they would be willing to share in the cost of maintaining the Chiquapin entrance, islands, and lighting. Mr. Nergard seconded the motion, and all agreed.
- 9.2 JD for some. Mr. Recker will work on this item.
- 9.3 Sales Office Status vis-à-vis CCR's: Mr. Recker reported that the existence of the sales office on Cherokee Valley Way violates the CCR's.
- 9.3. Tiger Team to Revise CCR's in Preparation for Next Annual Meeting: Revision is required to remove references to "the Declarant" and to combine the individual CCR's for Valley View and The Clubs. The most significant change is in the square footage requirements that will be made standard for both, following The Clubs requirements. Note that square footage requirements of construction conducted by current owners of lots in Valley View will be grandfathered to those in force when they purchased the lot.

The meeting was adjourned 6:45PM by consensus of all present.

Roderic H. Bellows

Roderic H. Bellows, Secretary