

The Woodlands at Cherokee Valley POA

PO Box 84

Tigerville, SC 29688

Open Board Meeting Minutes

July 30, 2024

Location: Tigerville Fire Department

Call to Order: 6:00 pm

Board Attendance:

Jeff Pyle
Jerry Wise
Tracy Downey

Community Attendance:

Bill Downey
Tamara and Pat Eccleston
Cheri Pyle

ARC Update

Tamara Eccleston provided a summary of current housing builds in community. We currently have 8 homes in varied stages of construction with a potential of 10 future builds.

Financial Report

Balance sheet as of June 30th, 2024 showed total assets of \$121,799.97 including receivables totaling \$11,711.22 and builder deposits totaling \$48,000. Without receivables and builder deposits, net worth was \$62,088.75. June expenses were \$617.88 under budget. Expenses YTD as of June 30 are \$4149.72 under budget (timing, no maintenance, no legal), revenues are \$762.16 under budget.

Reserves as of June 30th totaled \$31,216.30. Wells Fargo reserve holdings total \$21,003.05 while Alliance Bank reserve holdings total \$10,213.25.

Operating funds without builder deposits totaled \$30,872.45.

As of June 30th, liens have been filed on six properties. One property is at the 15 Day Demand stage. All others are current.

* As reported by Cedar Management Group, May and June Operating Income includes "Pool Guest Income" totaling \$12,625.00. Numbers reflected above do not include that revenue stream.

Financial Analysis: Assessments and Fees Decisions

Reviewed the Board discussion regarding the increase in annual assessments to \$330.00 per lot. We could not prorate lots as it would violate the 10% increase cap as stated in the CCR's.

The other discussion was instituting a one-time fee of \$600 to combine two lots and obtain a letter from the POA to combine lots at the county level. Jeff Pyle reached out to CMG regarding this proposed action and was told we would need to update the CCR's before we could institute this fee.

Fences and Parking Survey

Power point presentation was given discussing the questions on the survey and its responses. Power Point will be sent out to the community attached to the meeting minutes email.

Informed the community that the Board approved fences to be built on lots adjacent to the golf course. There will be a short form for the owner to sign that delineates the sections of our governing documents in respect to fencing and owner responsibilities.

There was an open discussion regarding the location of an access gate in fencing. It was brought up that lot owners will want the access gate located so that they can easily enter with lawn mower. A gate on the golf course side may not be the best place for a gate. It was also discussed that the golf course, in many areas, place the out of bounds markers on the lot boundary and there is no access easement. Golfers know that if their ball is out of bounds, they are to drop and hit from in bounds taking a penalty. There is no need to access lot properties.

Also discussed that home owner's liability insurance all have a section regarding coverage for pet incidences.

Community Liaison Update

Bryan Pool was not present but letter for the community was read by Tracy Downey.

The Community Liaison job entails personally checking the community 2-3 times per week. This review is to note any issues in regards to compliance with the governing documents. Bryan notes any issues that he sees (i.e. mulch in driveway). He does not immediately contact the homeowner but gives a timeframe for any project to be completed. If the item remains on his list longer than normal, he will reach out to the owner face to face and discuss. Bryan brings any issues to the Board including the owners perspective as this process moves forward. Bryan has resolved three issues in this manner and

they were resolved with smiles. Bryan would like to be contacted with any questions or concerns. You can contact him bpool699@yahoo.com or 704-267-8688.

Committee Updates:

Tracy Downey presented for the Welcoming Committee. We welcomed the Brown family with baked goods and a hydrangea plant. We have a number of new neighbors to be welcomed in the following few weeks. We give them a bit of time to get settled before we go to their home.

Cheri Pyle presented for the Beautification Committee. She discussed the front entrance project adding the Tennessee stone and additional mulch. Doug Bauman has been working diligently on the Kudzu control. The organic mixture we tried did not seem to provide any immediate gains. He is continuing to manually cut into the root ball to limit growth and kill the root balls. A trial split rail fence was placed in front of the utility boxes on Laurel Valley Way. The initial response was not favorable and with the warnings not to place anything close to the boxes the plan to beautify these areas was determined not feasible. Fall decor will be placed at the entrance in October.

Cheri Pyle presented for the Social Committee. The Progressive dinner is the next event and is always held on the second Saturday in December. This year that is December 14th. The committee will hold its first planning meeting on September 28th. The committee welcomes new members. If you are interested, please reach out to Mary Lussier.

Board Elections:

The Board needs volunteers for the nominating committee. This committee is charged with working with the community to identify anyone who is interested in putting their name forward to be on the Board. We will have two open positions this year. Terms are ending for Jerry Wise and Tracy Downey.

Adjourn:

Open meeting was adjourned at 6:31 pm.

Executive Session:

Call to Order: 6:35p

Fences:

There was a number of emails passed prior to the meeting among the Board regarding which form to use for the fence approvals by the ARC. There was a short form and a long form. Through the emails, the vote was 3 Yes to 2 No to use the short form. According to CMG this form needs to be registered with the county. Jeff to reach out to Jamica to see who needs to accomplish that.

Fines:

Discussed fines regarding elevation on site construction. Discussed past fines and circumstances to current issues. There is a difference in the fine based on a minor versus major issue. Discussion on this issue was extended through email. A fine was agreed to and letter was created for CMG to send out.

Action Items:

- Jeff Pyle to reach out regarding tech support for front entrance cameras and ability to return.

Adjourn:

Meeting was adjourned at 6:58 pm.

Next Meetings:

- September 3, 2024 at 4 pm, Tigerville Fire Station (Closed Meeting – Board Working Session)
- October 8, 2024 at 6 pm, Tigerville Fire Station (Open Meeting – Community encouraged to attend)
- November 19, 2024 at 6 pm, Tigerville Fire Station (Open Annual Meeting – Community encouraged to attend)
- December 3, 2024 at 6 pm, Tigerville Fire Station (Backup Open Annual Meeting – Community encouraged to attend)