

The Refuge
HOA Meeting Minutes
June 22, 2022

Called to order 7:05 PM

Adjourned 8:10 PM

Board Member Attendees:

Sam Mikitarian
Missy Cordero

Bob McClellan
Mark Palmer

Action Items:

- A. Ray will provide budget update to board upon his return
- B. Bob will continue checking with Pleasant Places regarding playground mulch
- C. Sam and Missy will contact new home builder for potential road grading on Preservation Lane
- D. Sam and Marcia will continue pursuing placing all HOA records online
- E. Sam will purchase replacement door and ladder for our dock
- F. Sam will follow up with neighbor regarding lost fence at rear of property
- G. Missy and Mark will coordinate July 4th celebration
- H. Board will conduct community walkthrough on 26 June

Discussion Items:

- A. Previous Meeting Minutes
 - a. Minutes from the March meeting were reviewed prior to the meeting and approved.
- B. Budget Update
 - a. Treasurer absent, therefore normal budget review did not take place. We'll schedule a follow-up report at a later date.
 - b. Of the three neighbors who had not paid their dues as of last month; two have since paid, and the third informed the board payment will be made as soon as possible.
 - c. Sam mailed a letter to Tami Joyner of American Homes 4 Rent informing (offices located in Aviation Business Park, North Charleston) regarding payment of amount due for 8669 RPC. She has not responded to the letter yet.
- C. Landscape Contract
 - a. Invoices approved and sent for refreshing pine straw and playground mulch
 - b. Pine straw installation complete
 - c. Playground mulch is in short supply. Landscaper will install as soon as available.
- D. Preservation Lane Maintenance
 - a. Missy has received a single quote for maintenance of Preservation Lane to date. At \$5000 for a single grading, the board will continue pursuing other vendors.
- E. Dock Door and Dock Ladder Replacement
 - a. Mark Palmer provided several door replacement options to the board.
 - b. Sam informed the board that the dock ladder also needs to be replaced.
 - c. After some discussion, purchases were agreed to by the board.
 - d. Sam will take the lead on both of these purchases.
- F. Board Records Online
 - a. Sam met with Marcia to review current electronic records and discuss requirements for moving all records online.

- b. Marcia will continue to compare options, and then make a presentation to the board
 - c. Sam and Marcia will keep the board informed as events unfold
- G. After Action Review: Political Candidate Use of Pavilion
 - a. The board stands by its decision to schedule the facility for this use
 - b. The board also recognizes that its communication of this decision caused unnecessary conflict in the neighborhood, and will therefore ask future candidates to provide their own communication of events
- H. Architecture Review Board Actions
 - a. Approved neighbor's request for roof replacement
 - b. Approved neighbor's request for fresh paint on house
 - c. Approved neighbor's request for landscaping
 - d. Approved builder's intentions for grading lot around new house
 - e. Requested landscaping plans from builder of new house
 - f. Addressed issue of a trailer being parked overnight in the neighborhood
- I. Friction between neighbors
 - a. Status unchanged since last meeting
- J. Neighborhood Walkthrough
 - a. Board members will conduct a walkthrough of the neighborhood next Sunday, 26 June 2022, at 2pm in order to identify actions which require the board's attention.
- K. July 4th celebration
 - a. The board will provide burgers, hot dogs, buns, drinks, plates and cutlery for a 4th of July celebration at the pavilion
 - b. Neighbors will be asked to bring additional side dishes, drinks, desserts, etc
 - c. Event is BYOB
 - d. An announcement will be placed on facebook and the community bulletin board
 - e. A neighbor is considering providing fireworks for the neighborhood – decision to be reached later this week
- L. Next board meeting
 - a. 19 July 2022, at 7:00pm at 8649 Refuge Point Circle
- M. Meeting adjourned