

## Minutes

(attached is the agenda prepared for the meeting)

Meeting was called to order by President Janice Smith. She directed a Moment of Silence for the residents of Woodlake Village who have recently passed away.

Janice accepted the resignation of Mary Ann Dube, dated 2-18-19. She thanked Mary Ann for her service and dedication to the community and acknowledged her willingness to help the new Board.

Announcement of the newly elected HOA Board are as follows: Janice Smith, President; Kathy Jellison, Vice President; Lori Kowalski, Treasurer; Lexia Yankovich, Secretary; and Curtis Helms, Member at Large.

The minutes of January 19, 2019 were read by Lexia Yankovich. With one correction, the Minutes were approved.

The treasurer's report was given by Janice Smith on behalf of Lori Kowalski. As of December, 2018:

Details	Income/expense	Budgeted amount	Difference
Total income	224,582.13	223,325.00	+ 1257.13
Admin. Expenses (a)	64,968.28	62,425.00	- 2,543.28
Repairs/Maintenance Exp	33,889.53	31,950.00	- 1,939.53
Grounds Expense	25,164.39	33,000.00	+ 7,835.71
Utilities Expense	23,562.75	25,750.00	+ 2,187.25
Total Expenses	147,484.85	153,125.00	+ 5,540.15

(a) reflecting adjustment for attorney retainer

Total income less expenses amounts to a favorable performance to budget of \$6,797.28. The reserves for the 12 months were fully funded in the amount budgets of \$70,200.00. A full reserve status report will be presented at the annual meeting. Arrears at the end of December are \$5,500.64 of which \$3,102.38 is from three homeowners. A full financial report for the year 2018 will be available upon completion of the annual audit.

President Janice addressed the question of the Cedars Management Contract. There is no contract at this time. CAMS Benchmark is still our management company until December 31, 2019.

Vice President Kathy Jellison re-introduced a motion concerning the terms for Woodlake Village Board Members:

“A vacancy occurring on the Board may be filled by selection of the remaining

Directors of a successor who shall serve until the next annual meeting, at which Time the vacancy is to be filled by election.”

(This deletes the current words: for the unexpired term of his/her predecessor.)

This motion will be voted upon at the annual meeting on March 21, 2019.

Committee Reports:

Report from **Adopt a highway** from Bob Schantz that a successful pick-up-day was held on February 2, 2019 with 6 bags on trash, old signs and car parts. Ten residents came out as volunteers. The next pick up date is March 2, 2019. Meet at the clubhouse at 8:00 am.

**Data Base** report from Paul Lambert indicated that he is receiving feedback on birth dates and some updates have been received from CAMS. The new greeter form Woodlake is Jaylene Reiners, so information gathering should improve. Any new residents present are asked to give their information to Paul Lambert.

**Neighborhood watch** by Rosane Brown, presented by Paul Lambert is as follows: In January a Woodlake resident had her wallet stolen at the WalMart on the Garden City Connector. The woman was in the dry goods area and there was no one around. She was approached by two young men who began a conversation. She was not aware of a third male who approached from behind and took her wallet. There were no cameras in that area of the store. The theft was reported to the police. Remember YOU come before your purse. Never fight to keep it. Some neighborhoods experience less crime than others, but no neighborhood is crime free. Even quiet, historically safe communities are apt to face a crime threat at some point. Report anything or anyone suspicious. Better to report your suspicions and be wrong than to ignore it and be robbed or hurt.

**Legal committee** report given by Paul Lambert indicated that they have met and there are seven people serving on the committee. They are reviewing all the documents of Woodlake Village. They were last reviewed in 2000. After their review, they will submit their recommended changes to the Board.

The **drainage** issues that are reviewed almost daily by several people in the Village. During the recent rains, the County personnel were spotted in doing work and agreed that 4 additional concerns need to be addressed (along Wood Thrush and broken tiles on Bluebird). The County personnel will be back.

**Club House Management** by Chris Weisel: There were several events in the Clubhouse. People responsible for leaving the space like they found it, did a great job. The hall was spotless. This should be a normal occurrence.

There were issues with the external lighting. An electrician was hired to replace two different sets of flood lights on the building. Now the motion detectors are working. This makes the building safer. An outlet was installed near the tennis courts. This allows

power for the men who regularly use a blower to clean the courts. An new outlet was installed in the new HOA Board office located in the library. The drywall opening where the electrician had to run the wire was sealed and painted. Gil Dube did some major work on our rear kitchen door exit. He replaced rotted brickmolding and repaired the rot on the bottom of the door itself. He installed some cabinets in the HOA office. A thank you was expressed to Gil for the work and the money saved that could have reached \$5000.00. Future projects include power washing the pool fencing, sanding and painting rear kitchen door.

A request was made that dog waste should stop being put in the trash cans near the kitchen door. That is not the purpose of the trash cans. With trash being picked up only once a week, the odor can become very offensive.

**ACC – Architectural Control Committee** reported for the month of January that there were 30 requests, 29 were approved with 1 pending. None were denied. It is a reminder to residents that ALL information be submitted – drawings, plot plans, colors, etc. If this information is not included the request may be denied or delayed. Forms are in the holder next to the ACC box. Usually 20 copies at a time are supplied and while only 6 to 8 requests are turned back into the ACC, the extra copies disappear. A reminder that these forms are not scratch paper, but the necessary forms for residents to make their requests.

On your requests to ACC, please indicate paint numbers, sayin “same color as neighbor or same color as it is) are not sufficient. If the paint color is not listed, pick something that is close to it. Since the committee meets 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays, response to your request may not be immediate. Any questions, David St. Pierre is willing to help, just contact him.

**Library** report by Louise Lavigne indicated that in January there were 179 donations and in February, to date are 152 books. This totals 331 books received.

**Social Committee** by Gleora Jones: The committee has met and planned a calendar of events for this year, given it was a bit ambitious, details on the St. Patrick’s Day party has not been firmed up. It will be on Saturday, March 16 and likely a request for attendees to bring food. Please watch for the Village Voice with details. On April 6 plans are to go to the Pelicans baseball game. Because the tickets are purchased ahead, it is important to get a firm count on those attending. Sign up will be the 1<sup>st</sup> Tuesday of March, if interested you can phone Gleora, or put your money in an envelop with your information and put it in the social committee mailbox. A Quilt of Valor presentation will be occurring, so any veteran who has not received this recognition, please be in contact with Gleora as well to be included in the next evet. (On a personal note, Gleora thanked all for thoughts and prayers for Don Jones due to his recent accident).

**Social Committee Treasurer**, Joann Lavery indicated that the month’s starting balance was \$792.36. Deposits totaled \$554.00 = \$ 1346.36. Less expenses of \$574.00 the

ending balance is \$772.36. A reserve of \$100.00 is in the account to be used for the hall rental refund. So in essence, the committee has an ending balance of \$672.36. Copy of the month's bank report is included in these minutes.

**Village Voice** by Don Jones, also thanked everyone for kind thoughts. A special thank you to Janet Hamilton for helping out on the coming issue. Don had indicated that it will be 15 years since he assumed the duties of the Village Voice and the website, so likely in October, he will be stepping aside.

**Nominating Committee's** report by Kathy Jellison. She acknowledged the committee members: Marion Fabiano, Kathy Hankinson, and Melissa Clark. As no one has stepped up to be running for the Board at the Annual Meeting, nominations can be made from the floor.

The next item for discussion is the Indian Wells Golf Course.

The Board emphasized that there are still questions that have been posed to Attorney Goldfinch and as of the time of the meeting, no response had been received. These questions included confirming the number of entrances/exits onto Woodlake Drive; on the plot plan there are arrows indicating the existing cart path, will they remain or are they just indicator points on the plan; the two ponds that separate at Woodlake Drive appear to be filled in and houses to be placed there, is that correct?; elevation of houses, will they be on slabs, elevated slabs or stilted?; what will the comprise the buffers?; what is the sequence of building the round-about, at the start or conclusion of the building process and how will semi-trucks navigate a round-about?; and general timeline of building the development. By conclusion of the meeting these issues were still open.

Kathy Jellison presented the notes taken at an HOA board meeting with Senator Goldfinch. These are attached for reference.

Two power point presentations showing the difference between the two plans A and B.

The Coalition of Residents for Responsible Development presented their concerns about the very nature of developing the golf course.

This was to provide much more information, yet not a conclusive report so Woodlake Residents could take a straw poll after the issues had been discussed.

Then general concerns were raised by our Woodlake Residents:

1. a premium was paid to have a golf course lot, could the homeowner sue? (Not something the Board can address).
2. Will fences be allowed in back yard. (Back yard issues generally are the homeowners prerogative).
3. If neither plan is liked, there is a rumor we could buy the golf course. (another issues entirely from the one on the table. There was some additional discussion on this possibility, but it is being looked at by one of our neighbors, but not a

- consideration at this time – Henry Villegas is reviewing this option and he is available to speak with residents aside from the meeting).
4. Janice pointed out that the County Council could reject the plans in general and if residents appeal to the moral and ethical part of the decision could it happen? Yes, however not very likely.
  5. On plan A there doesn't appear to be any green space, is that correct? Yes
  6. Can we file an injunction to stop this process all together? That is up to the 91 homeowners who live on the golf course and is not a Board decision.
  7. Can we become a gated community? Can we re-gain our roads as private roads? This choice would be very costly in both immediate structure changes and long – term maintenance. Individual resident's HOA fees will rise tremendously.
  8. Is there a way to mitigate the traffic situation? It seems the Developer is bending to the County and the County is bending to the Developer? Can this be fought from County to the State and to Federal.

The Board in wanting some direction from the residents, asked for a straw poll of the homeowners so each household was given an index card to select either Plan A or Plan B, which would they choose.

The residents did submit their cards with 53 being in favor of Plan A and 26 choosing plan B, while there were 9 cards with neither choice. Point of record, the number households attending the meeting were: 133 (34 % of residents) and only 88 of those signed in did present their choice (19.6%)

There being no further business, under motion (Yankovich/Helms) the meeting adjourned.

Respectfully Submitted  
Lexia Yankovich  
Secretary

The meeting was called to order at 10:30 A.M. by President Janice Smith. The Pledge of Allegiance was recited. Board members were introduced: Janice Smith, President, Paul Lambert, Vice President, Lori Kowalski, and Treasure: MaryJo Esposito, Secretary and Curtis Helms Dir. at Large

**President’s Report/ Comments:** Janice Smith reported we had 6 violations where people had done work without submitting an application. The fines have resulted in \$500 -\$1000. There is a copy of the Policy and Procedures in the Library, on CAMS portal, and Woodlake Village.org website. Policy & Procedures were also handed out with the phone directory. We do have to enforce the rules and in some cases that means a fine and some are very hefty. If you’re not sure, contact a board or ACC member.

Curb your dogs, be responsible pet owners, be respectful of your neighbors and the area around the common area, so pick up after your dog, or we will have to restrict where your dog is allowed to walk.

**The minutes for approval:** Motion made to table this until the next HOA meeting. So moved by Curtis, 2<sup>nd</sup> by Lori. Minutes are posted on the CAMS portal and on Woodlake village.org.

**Treasurer’s Report:**

There were a few Landscaping bills that didn’t come in and have been paid in March.

2 Bills both are from Grand Strand Water one is \$15.61 the other is \$75.87. Paul made a motion to pay, Curtis second.

<b>January Revenue and Expenses</b>		<b>February Revenue and Expenses</b>	
<b>Total Income</b>	20,246.38	<b>Total Income</b>	\$19,723.01
Budget	\$20,272.17	Budget	\$20,272.17
Shortage	(\$25.79)	Shortage	(\$549.16)
<b>Total Expenses</b>	\$17,820.65	<b>Total Expenses</b>	\$10,658.18
Budget	\$8,835.09	Budget	\$18,835.09
Under Budget	\$1,014.44	Under Budget	\$8,176.91

**COMMITTEE REPORTS**

**Adopt-a-Highway:** Bob Schantz reported on April 13<sup>th</sup> 7 volunteers picked up 4 bags of trash up along the highway. There is none in May due to the Community yard sale. June 1<sup>st</sup> is our next pick up day.

**ACC Committee:** David St. Pierre reported, for the month of March the ACC Committee had 28 submitted requests, 19 approvals, 9 pending, 0 denied. Violations

are on the rise. Homeowners are having work done without ACC Committee approval. It gives us no pleasure to give out fines. As a reminder, the Committee meets on the First and Third Wednesdays, of the month

**Club House Management:** Chris Weisel reported the pool area is ready for opening day. The fence and deck have been power washed and the chairs wiped down with the help of Wally and Jim who did 80% of the work,

Duane Keck oversaw the replacement, of the furniture, as I was out of town; the following volunteers helped Duane, Mike and Betty, Janice, David and Paul.

Bob Evans has been active taking care of the water pumps, at the clubhouse.

The gutters have been cleaned of debris in front of the Library windows, this will prevent flooding.

There have been discussions on replacing the bike rack, by the clubhouse entrance. No timeline on that, as of yet.

**Neighborhood Watch:** Rosane Brown reported we are fortunate to live in a safe neighborhood. There has been no criminal activity reported to the Neighborhood Watch in recent months. Soliciting is not allowed in our neighborhood. You as the homeowner have the right to ask them to leave your property.

Last month I had an incident with someone parking their car, at the end of Fox Sparrow and walking his child between my home and my neighbor's home, to get his child to Seaside Elementary School. Paul informed him this was private property and he could not trespass. Be on the lookout for a black KIA parked on Ibis or Fox Sparrow, walking their child to school. If there are any more incidents, the Block Watch will contact the school.

**Social Committee Treasurer's Report:** Joann Lavery gave the Treasures report,

Starting Balance	\$772.36	<b>Expenses</b>	
Deposits/Interest	\$794.00	St. Patty's game day	\$51.79
Total	\$1533.36	Stamp- deposits only	\$12.99
<b>Less Expenses</b>	\$512.78	Ladies luncheon	\$416.00
Balance Left	\$1,053.58	Refunds ladies luncheon	\$ 32.00
		<b>Total Expenses</b>	\$512.78

**Social Committee:** Joann Lavery reported the following upcoming events April 27, 2019 Pool side Grill- hotdogs and hamburgers and all the fixings. \$8 per person sign up cutoff date: April 23<sup>rd</sup>

Yard Sale 5-4-2019 Contact Debbie Akers or Joann Lavery will collect money day of sale. Contact us in advance so we know to place a sign at your street.

Pot Luck & Game Night – May 11, 2019 5:30 pm free, more details to follow.

Memorial Day Brunch – May 27, 2019 \$5 per person 10am

Jazz Band & Ice Cream – June 16, 2019 2pm Free- but must sign up to attend

**Data Base:** Paul Lambert reported updates are coming in at a timelier rate. Thanks to all who provided updates regarding people leaving, birthdays and anniversaries etc...?

**Legal Committee:** Paul Lambert reported Articles of incorporation are complete and ready for a final review at next Tuesday's meeting. The covenants and bylaws are nearly complete and will be ready for the same review process in 2 or 3 weeks. At this point, there are no major changes, but a lot of clarification. We are also working on clarification of several policies and procedures regarding committees.

## **OLD BUSINESS**

**Indian Wells Rezoning;** Janice Smith, as you all know we took a vote. 151 approved and 142 to deny. I had to go to the Planning and Zoning Board to let them know we supported the rezoning phase.

**Coalition:** Kathy Jellison stated Tyler Servant, our district representative on the Horry County Council met with a small group from the coalition prior to the council meeting. We were able to convince him that any commercial development on the connector is a bad idea.

Mr. Servant had a heated discussion with the attorney for the buyer and both agreed to have further discussions with our board.

And so, Mr. Servant deferred the decision of the zoning to allow more time to discuss the issues. The Board is able to move forward with the Coalitions findings and continued research.

Because of us, other Communities are following suit and standing up to irresponsible development.

Our billboard on the connector has brought tremendous attention to our fight.

## **NEW BUSINESS**

**New Property Manager for CAMs:** Janice Smith reported Cindy Baines is our new property manager for CAMS.

**Landscaping Contract:** Curtis Helms said our new landscaper is Coastal Services. Randy Jarrell is the owner. He will be cutting the grass in the common areas on Friday and will bush hog where the power lines are on Bluebird.

**Picnic Tables:** Curtis Helms reported the board approved to add to picnic tables to the common area.

**Ballroom Chairs:** Lori Kowalski reported we will be purchasing new chairs for the ballroom area, from Church Chairs Direct. The cost per chair is \$34.95 per chair +

shipping roughly \$40 per chair. The steel frame, seat and back have a 10 year warranty, 5 years for the foam and upholstery. The chairs do stack.

**Key Cards:** Paul Lambert reported starting May 1<sup>st</sup> we will begin issuing prox cards for entry to both the clubhouse and the pool. One card will be issued free of charge to each address in Woodlake village. Photo ID showing current Woodlake address will be required to obtain a card. Renters will need a letter from their landlord as well as a copy of their lease, in order to obtain a card. Lost cards can be replaced at a cost of \$50. If a specific owner needs a second card it can be purchased for \$50. Owners with past due amounts will not be issued a card, until the account is settled. The current code will remain active until May 31<sup>st</sup>, at which time access by card will be required. Cards will be active at the time of issue. Individual cards can be deactivated if lost, stolen or for any other reason if necessary. Watch the bulletin board and village voice for further information.

Motion to adjourn made by Paul and seconded by Lori, the meeting was adjourned @ 11:30AM.

Respectfully submitted  
MaryJo Esposito  
Secretary