

Pebble Ridge Homeowner's Association

Minutes of Annual Meeting - 2013

November 12, 2013

Call to Order:

The 2013 Annual Meeting of the Pebble Ridge Homeowner's Association (PRHA) of Taylors, South Carolina was called to order by its' president, Nathan Vance, at approximately 7:00 PM on Tuesday November 12, 2013. The meeting was held at the Clubhouse Grill at the Pebble Creek Country Club. The president welcomed twenty (20) homeowners in attendance, including the current Board of Directors members consisting of President - Nathan Vance, Treasurer - Dennis Elmore and at large directors David Mueller and Harry Ivey.

Proxy Vote:

Director Mueller was introduced as the proxy voter for the BOD of which there was one vote. Director Mueller also had two proxy to vote from other home owners. President Vance had one proxy to vote in addition to his own vote, and Director Ivey had one proxy to vote. This brought the total number of eligible votes to 25 either in person or by proxy which in accordance with the By-Laws constituted a quorum for business to be considered.

Review of the 2012 Minutes:

The minutes of the 2012 Annual Meeting were reviewed. Upon motion of George Champlin, seconded by Darrell Fuller a motion for approval was unanimously approved. It was subsequently noted that the date on the minutes should have been November 13, 2012 as stated in the first paragraph.

Review of the 2013 Board Projects/Accomplishments:

President Vance reviewed the 2013 projects that were accomplished:

- Broken curbing was replaced by the County at the Board's initiation
- Islands were cleaned up to eliminate excess growth and present a more pleasant appearance
- Street lights were installed and upgraded at the entrances
- A spring neighborhood wide Yard Sale was conducted

Treasurer's Report

Treasurer Dennis Elmore presented a report as of 10-31-2013 showing an account balance of \$7,75.30 with normal bills outstanding for November and December. It was projected that the year end balance to be carried over to 2014 would be \$4,888.60. Treasurer Elmore also pointed out that in accordance with the Covenants and By-Laws the report contained information on the dues unpaid for this and previous years. A motion was made by Jim Hopkins, seconded by George Champlin that the financial report be approved as presented. Motion was approved unanimously.

A budget for 2014 was presented by Treasurer Elmore. The budget, a copy of which is attached and made a part of the minutes, was based on dues of \$200 a year and allowed for the properties not paying annual dues. This budget showed a surplus of \$1,000 being accumulated if all dues were received as projected. A motion was made by Jim Hopkins seconded by George Champlin that the budget be approved. After additional questions the motion was approved unanimously.

Discussion of the 2014 Goals and Projects

As a carryover of the financial statements and budgets a discussion was initiated about the amount of annual dues. A motion was made by Jim Hopkins that the annual PRHA dues be raised by \$50 a year to \$250. A second was provided by Nathan Vance. Discussion then ensued about how much this would increase to provide a cushion for future events. It was pointed out that \$50 a year would increase the revenue by \$4,000 if all homeowners paid. Question was called for with eight (8) votes in favor and seventeen votes against, so motion did not pass.

A motion was made by Sandra Bishop to raise the dues by \$25 a year to \$225. Motion was seconded by Pam Davis. After discussion, question was called and the motion was passed with sixteen (16) voting in favor and three (3) voting against.

President Vance then introduced the idea of conformity of mailboxes as specified in the covenants. A discussion pursued with it pointed out that at least one mailbox was grandfathered in as it was made of brick. A review of the covenant requirements allowed that the mailboxes could be of different colors and size within certain limits. The requirements also required that numbers be on the mailbox that identify the property. After further discussion about the availability of the posts that meet the requirements a motion was made by Darrell Fuller seconded by George Champlin that the incoming Board have the architectural committee enforce the current covenants by inventorying all mailboxes and notifying the out of conformity owners that they should change to be in compliance with the covenants giving them ample time to accomplish. Motion approved with all voting in favor.

Additional street lights for the subdivision was then discussed. President Vance and Treasurer Elmore reviewed last years motion of how to go about adding additional lights. Any homeowner who wants a light has to agree to position the light and have all surrounding homeowners agree to the light's position. Once an agreement is signed by the homeowners, normally no more than six signees, this agreement is presented to the Board to contact Duke and get the light installed. It was again pointed out that Duke will connect the power for the light to the home owner's service before the home owner's meter so it will be billed to PRHA rather than the home owner. The Board cannot initiate the action to add a light only the homeowner. During 2013 only the homeowner's at the entrances took the appropriate action.

Old Business

There was no known old business that was carried over from last year's meeting.

President Vance reported that there were no new liens added for unpaid dues in 2013, nor were there any current outstanding violations that had not been paid.

New Business

Items that had previously discussed earlier in the meeting were now recognized as new business.

The first item to be discussed were speed bumps to slow people on the main roads in the subdivision. Darrell Fuller pointed out that to address Pebble Ridge he would estimate the need for eight speed bumps. David Rogers made a motion that the Board investigate the cost of adding speed bumps while the county is paying the roads. Motion was seconded by Darrell Fuller and passed with everyone voting in favor.

Jim Hopkins then made a motion that if the bumps cost less than \$200 a bump that the Board have the approval to locate and have the speed bumps installed. Motion was seconded by Darrell Fuller. During discussion it was brought out that \$200 might not be enough to install the wide, gentle sloping bumps that were being discussed. Jim Hopkins then amended is motion to state that the total expenditure to install speed bumps in Pebble Ridge be limited to \$2,400 and that the Board be give authority to spend up to this amount when possible. Amendment was seconded by David Rogers. The amended motion was approved with a vote of twelve (12) in favor and four (4) against.

The next discussion centered on stop signs at the main intersection of Pebble Stone Lane and Pebble Creek Way. David Rogers made a motion seconded by Sonja Bryant that the incoming Board be empowered to investigate the cost and feasibility of making this intersection an all way stop. Motion was approved by a vote of twelve (12) in favor and five (5) against.

A discussion then centered on the driving of golf carts on the streets of the subdivision by under age drivers. It was noted that this is not covered by the Covenants or By-Laws of PRHA, but there are laws concerning what type of vehicles can be legally driven on the streets and who can legally drive them. Apparent violations should be documented and reported to the sheriff's office.

Election of Officers

The current Board presented the nominations that were distributed in the notification of the meeting and included: Office of President - no nomination, Office of Vice President - no nomination, Treasurer Dennis Elmore, Secretary - no nomination, Director at Large, Past President - Nathan Vance, Director at Large - David Mueller, and Director at Large - Harry Ivey. Nominations were then requested from the floor for the offices without a nomination. After much discussion, Sandra Bishop agreed to be nominated as Vice President, and Carrie Polin agreed to be nominated as Secretary. No one volunteered to be President. Upon motion of Jim Hopkins, seconded by Harry Ivey it was moved that the slate of nominees as amended be approved by acclamation. Motion carried.

Remarks from the President

Being that there was not a president there were no additional remarks.

Adjournment

Meeting was adjourned by acclamation at approximately 9:15PM