

Stone's Throw HPR Board of Directors Meeting

October 19, 2009
4:00p.m.
Clubhouse

MINUTES

- I. **Roll Call / Call to Order** – Roll call was done by sign-in. The meeting was called to order at 4:00p.m.
 - A. Directors Present – Gordon Jensen, President; Dale Lewis, Vice President; Henry Jansen, Director; Bill White, Director
 - B. Directors Absent - Mardy Burleson, Secretary / Treasurer
 - C. Guest Present – Harold Berggrin (43), Martha Cartmell(58)
 - D. IMC Representatives Present – Jaime Fenstermaker, Property Manager; Terra Howard, minutes

- II. **Approval of Minutes**
 - A. September 21, 2009 – Henry Janson made a motion to waive the reading of the September 2009 minutes and accept them into record as written. Dale Lewis seconded the motion. The motion passed without opposition.

- III. **Management Report**
 - A. July 2009 Financials - Dale Lewis made a motion to approve the July 2009 financials. Henry Jansen seconded the motion and the motion passed without opposition.
 - B. Cash Position – see attachment A. *Attachment A is available for owners upon written request to the management company stating specific purpose for request.*
 - C. Collections – see attachment A.
 - D. Site Report – see attachment B

- IV. **ARB Requests**
 - A. Villa #47 French Doors – The owner of #47 was not able to attend the meeting to present the project details. Table.

V. Old Business

- A. Clubhouse / Bathroom – Jaime has three estimates coming in for the bathroom.
- B. Playground – Jaime presented the final proposal which included several options for the playground to the board. After much consideration, Henry Jansen made the motion to not proceed with a playground at this time. The motion was seconded by Dale Lewis and passed without opposition.
- C. Guest – Harold Berggrin (43) - see attachment A

VI. New Business

- A. Shoreline Ballroom Parking Signs: There was much discussion about the size and location of the signs. Also, questions as to who would be responsible for putting up, and taking down the signs. Henry Jansen made the motion not to purchase the signs at this time. The motion was seconded by Gordon Jensen and passed without opposition.
- B. Corridor Between Units 56 – 63 – Jaime informed the board that the carpet is in bad shape and the ceiling paint is peeling. Jaime presented estimates to replace the carpet and paint the ceiling. The ceiling estimate included replacing the drywall with plywood, which is expected to last longer. The Board asked management to get an estimate to paint the existing drywall for comparison. Gordon Jensen made a motion to approve the carpet replacement estimate for \$1,540.79, but to wait to begin work until the ceiling is repaired. Dale Lewis seconded the motion. The motion passed without opposition.

- VII. Adjournment** – There being no further business to discuss, Henry Jansen made a motion to adjourn the meeting at 5:15p.m. Dale Lewis seconded and the motion passed without opposition.

Next Meeting:

Monday, November 16, 2009, 4p.m. @ Clubhouse

Site Report – Attachment B

- I. Monitoring your Vendors:
 - A. Pool – Atlantic Pools
Overall satisfactory: some new DHEC regulations for 2010 – depth markers will need to be embedded in deck.
 - B. Refuse – Republic Waste Services
Overall satisfactory
 - C. Pest Control – Lanes Pest Control
Overall satisfactory: Letters are mailed after every service day to the owners who were not serviced for a lack of key, unattended dog, etc.
 - D. Landscaping – Ocean Woods
Overall Satisfactory: very responsive to specific requests
 - E. Parking Patrol – Mary Ann Kelly
Overall Satisfactory: As of 10/1/09, performed every other week.
Coastal Security Services hired for 10/11/09 concert, Insane Clown Posy and were on property from 6p.m. to 2a.m. No complaints received to date.
- II. Maintenance Issues
 - A. Roof leak at #29 – repaired by May River Roofing. Interior and attic to be inspected 10/19/09 (after recent rain) to confirm repairs. If no sign of leak, ceiling repairs will be completed.
 - B. Upon inspection of property, trip hazards were found at pool walkway, #40, #41, #45, #55, second entrance mailbox service entry and sidewalk going into 56-59. Marked hazards with orange paint. I'm working with MAJ Enterprises on getting an estimate for repairs.
 - C. Fencing along Mimosa repaired / rebuilt and fencing inside pool area repaired. Fascia board on backside of #38 repaired.
 - D. Photocell to outside clubhouse light relocated to less shaded area.
 - E. Owner of #17 reported possible rodent or bug infestation in his attic. Inspected attic and found sawdust on a lower chord board of the roof truss and appeared to be some sort of inactive bug infestation. Board appears to be structurally sound. Called Island Pest Control, who holds the termite treatment bond, to inspect. Island Pest Control reported that the damage is not due to termites, but due to old house borers, a type of beetle and suggested treatment. Island Pest Control is not qualified to treat for this bug. Called Lanes Pest Control.

Lanes. Lanes to inspect on 10/20/09 and give estimate for treatment. This will be owner responsibility.

- F. Clubhouse – Cut out section of interior wall to investigate sawdust falling out from underneath baseboard. Found what appears to be carpenter ants eating away at plate board. Lanes Pest Control to inspect on 10/20/09.

III. Violation Enforcement

- A. #36 – 10/15/09 notice placed on door and email sent to owner regarding garbage inside front patio area.
- B. #58 – 10/9/09 noticed placed on bikes left in hallway. Guests called and removed bikes.
- C. Notice of general compliance of limited and common area restrictions sent to ownership on 10/7/09 along with Fall clean up notice.