

# Stone's Throw HPR Board of Directors Meeting

August 17, 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; Mardy Burleson, Secretary / Treasurer; Bill White, Director
  - B. Directors Absent - Henry Jansen, Director
  - C. IMC Representatives Present – Jaime Fenstermaker, Property Manager; Craig Fenstermaker, VP Operations; Terra Howard, minutes
- II. **Approval of Minutes**
- A. May 18, 2009 - Dale Lewis made a motion to approve the minutes and Mardy Burleson seconded. The motion passed without opposition.
  - B. July 20, 2009 - Mardy Burleson made motion to approve the minutes and Dale Lewis seconded. The motion passed without opposition
- III. **Approval of Financials**
- A. June 2009 - Dale Lewis made a motion to approve the June 2009 financials. Mardy Burleson seconded and the motion passed without opposition.
- IV. **Management Report**
- A. Cash Position – see attachment. *Attachments to the minutes are available for owners upon written request to the management company stating specific purpose for request.*
  - B. Collections – see attachment.
  - C. Site Reports
    - 1. *General Maintenance* – The missing roof shingles and flashing were repaired/ replaced at 17 & 20. The fencing repairs are ongoing. The wooden cap boards at the entrance warp. The board discussed this issue and alternate possibilities such as metal caps, and Trex. It was

decided that the metal caps would be too costly, and Jaime will look into trex. Jaime is also scheduling a cleanout of the exterior ground water drains and is also getting a power washing estimate for Villas #23-33, which have significant insect dirt and cobwebs on the front of the buildings.

2. *Violations* – Jaime asked the Board for direction on how to proceed on rule violations (excluding parking). Attachments to the soffits and the stucco walls seem to be the main problems. Dale Lewis made a motion to table this issue. Mardy Burleson seconded the motion and the motion passed without opposition.
3. *Parking* – The topic of how to enforce parking violations was discussed. The board will try a fining system first and will then enforce towing. Dale Lewis made a motion to fine villa #1 \$50 for the white grand am. Mardy Lewis seconded the motion and the motion passed without opposition. Jaime will check to see if #43 has a decal, and if the green jeep's plates are expired.

## V. ARB Requests

- A. Villa #27 front deck – The owner would like to replace the flooring on their front deck. They will not be making any changes in the material or color. The Board agreed that they still need to go through the ARB process as a formality. Dale asked Jaime to email him the forms and he will forward them to the owner of #27 to complete. Once the completed forms are received, they will be presented to the Board for consideration.

## V. Old Business

- A. Clubhouse / Bathroom – The exterior bathroom door was installed and the interior bathroom door was removed and walled off. Before moving onto improving the Clubhouse space, the Board agreed to focus on improving the bathroom. Jaime will work on getting estimates for improvements.
- B. Playground – The board looked at places to put a playground. A 25'x25' area is needed to have enough room for the project. The board discussed the fact that there will need to be rules and regulations for the playground if it is built. Also, protection would fall under the general liability insurance coverage. Jaime is collecting estimates for Board consideration.

## VI New Business

- A. Owner Suggestions / Concerns:
  - a. *# 51: Pet Waste Stations* – The need for these receptacles was discussed. Where would they be put, and who would take care of them were the two main questions. Jaime said that the removal of waste from the receptacles could possibly be added to the landscaping duties. Mardy Burleson made a **motion** to install two (2) stations at around \$340.00 a piece and Dale Lewis

seconded. The motion passed without opposition. The Board agreed to place one station near the fire hydrant and the other to the left of the 1<sup>st</sup> entrance mailbox.

b. #47:

1. No Parking Sign – Per Joheida Fister of the Hilton Head Fire Department, a no parking sign is not required at the fire hydrant. However, if the fire hydrant were to be marked, it was recommended by management and Ms. Fister it be done per code. Dale Lewis made a motion to not put up any no parking signs or markings at the fire hydrant. Mardy seconded the motion and the motion passed without opposition. The Board will reconsider if a parking problem arises.
2. Shoreline Ballroom Event Security – The question of having adequate security was asked. Dale Lewis suggested scheduling security for the concert ICP (Insane Clown Posse). The Board agreed to have management schedule security for the ICP event. The Board reviewed the current policy and associated costs. The concert events following the annual meeting, the security guard was stationed at the second entrance and the barricade was placed at the first entrance, security was present from 7:00p.m. to midnight. Jaime hand delivers notice of security and special passes to each villa prior to the day of the event and provides the barricades for security on the day of the event. Various kinds of barricades were discussed and Jaime will check on the different possibilities. The Board decided to continue with the current security policy.
3. Management Site Reports to Board – The Board agreed that they are satisfied with the current communication between management and the Board. The Board asked Jaime to maintain her notes from when she is on property for the records.

- B. Board Meeting Minutes on the Web – The Board discussed posting the meeting minutes on the IMC website. Jaime reminded the Board that the website can be accessed by the public, by anyone. It was decided that if meeting reports would be posted, they should not have collection reports, cash balances and names. Jaime will work on reformatting the minutes to try to accommodate both the website and the regime's minute book.

- VIII. **Adjournment** – There being no further business to discuss, Dale Lewis made a motion to adjourn the meeting at 5:30p.m. Mardy Burleson seconded and the motion passed without opposition.

Next Meeting:

Monday, September 21, 2009 4p.m. @ Clubhouse