

## **Gregg's Mill Community Association (GMCA)**

Annual Meeting  
Minutes of Meeting  
October 14, 2020

1. Introductions – Joe Gulino introduced himself, and Carly Kalkoffen (There were 21 people in attendance in person, and 13 on zoom)
2. General
  - a. JG provided an overview on purpose of meeting and presented the agenda, and changes to the agenda, moving new business to the front, and budget after request for advisory board members.
3. New Business
  - a. JG explained he had gotten emails from homeowners complaining that covenants are not being enforced, and he and pat don't have time to drive around the neighborhood, so we hired someone to write down and send us pictures of violations.
  - b. JG explained if there are covenants that the homeowners wish to change, we can take to the board and get votes, but a petition is needed and he is not going to do it if only a few people want the change.
4. Open Request for Advisory Board Members
  - a. JG requested volunteers for the Advisory Board and various committees, they are going to be needed once we get through with phases 5 & 6, told them to email us if they are interested.
    - i. Advisory Board will have 5-7 people, and this board is training to be the board of directors once the HOA takes over. Joe also mentioned Association Link at this point and that they could be turned over to them at the rate of \$4/house per month.
    - ii. Grounds Committee – explained that we need a committee to report to us if there is an issue or needs repairs. Need more detailed complaints than we are currently getting. Wants at least 3 people on this committee
    - iii. Pool Committee – explained need a pool committee to keep an eye on the pool area and let us know if they need supplies, and help make sure clean up is done after parties, etc.
    - iv. Architectural Approval Committee – can set this up so we can turn this over to the HOA to manage the approval of the architectural items
    - v. If there are ideas for other committees, let us know.
5. Budget
  - a. JG explained that the budget is just a budget, we don't know exactly how much we will end up spending, and that we use estimations from previous years.
  - b. JG explained that the pool was built in 2014, and in about 4-6 more years it will for sure need repairs, and this is one of the reasons why we raise the dues
    - i. Replastered, \$40k in today's dollars
    - j. Pump Replacement \$2700
    - k. Change Sand \$2000
    - l. Chlorination \$400
  - c. JG explained that the street lights are going to cost \$20 per light/per month in the new GM section 5, and there will be the cost of new mailbox kiosks in the new sections as well

- d. JG brought up the constant complaint about Landscaping
  - i. Showed them a map of the common areas and sodded areas that are being maintained and costs \$796 per week \$96 per area, and those costs have to include workmans comp, and liability insurance.
  - ii. Brought up that when he gets complaints about certain areas not being done, and we have landscape do them, it increases costs. He mentioned that he stays away from pine straw if possible to keep the costs down.
  - iii. Various homeowners have asked about bids. We have gotten bids in the past and they have to do once a week, and ALL the neighborhoods to be considered, they need big enough crews, and some don't want to do ALL the neighborhoods, etc.
  - iv. Aiken County requires 20% open space, and that needs to be maintained.
- e. JG addressed complaints about the fact we have the meeting on Wednesdays.
  - i. This is the only night he has available during the week and he is not doing it on the weekend.
- f. JG address pool maintenance costs in budget of \$18,000
  - i. This covers \$1800 per month for Elite, and they have a 3 year contract. DHEC requires professional standards
  - ii. The other cost is the cost to clean the bathrooms
- g. JG reminded everyone that if they see something that needs to be addressed to let us know, and send emails don't just use facebook to communicate with us
- h. JG told everyone that if they want to come see backup for the budget like invoices, financials, etc. they can make an appointment to come in, and what the covenants say about requesting financials

## 6. Open Forum

- a. Larry Schander 311 Baylor
  - i. asked about fencing between the houses, and the architectural standards for the new stretch of Ackerman. Doesn't think they are following the covenants – Joe said he would look into it.
  - ii. are contractors allowed to park overnight? – joe answered about what is allowed, machinery, etc.
  - iii. Is there going to be cleanup of the area/lots at Raleigh & Brevard – joe answered he would look into it
- b. Frank Thompson 601 Raleigh (Zoom)
  - i. Asked about the common area behind his fence on the hill, and if it was going to be cleaned up, joe answered it was an area that we are trying to get back to natural, and you are welcome to kill/get rid of weeds on your property area but don't kill the trees. Frank also said he is interested in being on the Advisory Board
- c. Wendall Grainger 607 Raleigh
  - i. Complained about landscaping. Asked why we have to bid it out and the landscape person has to do ALL of the neighborhoods. Joe responded that it means that if he gets mad at them on one of the neighborhoods he can fire them from all of them, and it helps keep them accountable, it also helps get a better price because they do them all. We have a good relationship w/ Almost Heaven because of this, and they haven't changed/raised prices on us in 3 years. A couple other homeowners interjected w/ requests to see the numbers from the last bids, and joe answered we haven't bid for three years and we don't have them anymore.
- d. Michelle O'Rourke 3117 Brevard (Zoom)
  - i. Asked about the same common areas that Frank Thompson asked about

- e. Chelsea Galbraith 329 Baylor
  - i. Drainage wash areas not being addressed? Joe said to contact the builders.
- f. James Jensen 1379 Ackerman
  - i. Can overnight visitors park in front of my house, or at the pool parking lot? Joe said to let Carly know if they will be visiting and on your street, and parking at the pool is probably okay too, just let Carly know.
- g. Someone else interjected and talked about parking
- h. Orr 634 Wade Way
  - i. Asked about bushes overgrown near his house at wade way/brevard, joe said they need to let us know about these things so we can address them
  - ii. Also brought up the fact that the pool is overcrowded and he can't get in was angry and arguing with joe about capacity, and how will it not be crowded with the new sections coming in. Joe responded that we are required to design with enough capacity per DHEC requirements, and we did meet it.
- i. Michael Escalante 7048 Fenwick (running the zoom)
  - i. Asked if they as a neighborhood can get together about some of these things and come to us and joe said yes, he needs a lot of people though to change something or present it to vote on, not just hardly any
- j. Paul Jensen 3160 Brevard
  - i. Advised that people should be emailing us directly and not just complaining on the facebook page
- k. Franke 7111 Grayson
  - i. Asked about when the pool is going to close, and that their key doesn't work. Joe said 10/31, but that was another thing that if neighbors wanted to get together and change that we can open sooner, etc.
- l. Stephanie Ferunden 7017 Fenwick Street
  - i. Commented on the pool and pool parking being too crowded and is there anything to do about it to expand. Joe said he would look into if he can do anything about parking expansion in that area.
- m. Hulseley 3055 Brevard Street
  - i. Is glad the parking is being enforced, but it just came out of the blue
  - ii. Understands the cost and value of the landscaping, and thinks there are good results.
- n. Larry Schander
  - i. Asked about fencing trailers, boats lots of issues still. Asked about a possible redesign previously, joe said he would look into it.
- o. Randy Peterson
  - i. Had comments about the budget, in favor of the covenants, and hopefully eventually having profit and this is an investment in the neighborhood, also in favor of going to association link eventually
- p. Zoom participant didn't state name/address
  - i. Asked about weeds, grass issues. Joe said tell us about it and we'll address it, we do send letters
- q. Wendall Grainger 607 Raleigh
  - i. Asked if we could bid out the landscaping, joe said he would work on it
- r. Zoom participant didn't state name/address
  - i. Commented about not liking association link, that they lived in ivy falls, and they have lots of rules and lots of patrolling/fines with no warning, and she didn't like it.