

The Retreat at Storm Branch Community Association

Annual Meeting
Minutes of Meeting
October 21, 2020

1. Introductions – Joe Gulino introduced himself, and Carly Kalkoffen
(There were 40+ people in attendance in person, 36 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. Open Request for Advisory Board Members & Committee Volunteers
 - a. JG requested volunteers for the Advisory Board and various committees, they are going to be needed soon and 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.
 - ii. Grounds Committee – explained that we need a committee to report to us if there is an issue or needs repairs.
 - iii. Pool Committee
 - iv. Social/Welcoming Committee
4. New Business
 - a. Discussed Ballots coming in the mail
 - i. By-Laws
 1. Joe explained what the by-laws are. They need to be approved because we are setting up the Advisory Board for 2021, and the by-laws establish how the board will operate.
 - ii. Association Link
 1. Joe explained about Association Link taking over, and the dues would be raised another \$4/per home/per year - \$48, making the dues \$791
 2. Discussed the benefits of having association link – they can take credit cards and manage payments, pay invoices, provide financial information, etc.
 3. Joe explained that he wouldn't vote from the development company, and it is up to just the homeowners
 - iii. Covenant Inspections being done by a third party inspector
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 expected income is based on the number of homes we have at this time, we don't know how many we will sell the next year, and they pay prorated dues throughout the year, not the full amount. There is an initiation fee that has been implemented for both new homes & resale homes.
6. Questions
 - a. Questions about the reserve, JG addressed
 - i. JG talked about the reserve, and that we need \$25,000, and that takes selling 33 more homes at the current dues amount

- ii. JG explained we need the reserve to cover expenses that could come up at the pool, and wells, or pumps that would need to be replaced.
 - b. Questions about the budget, JG addressed
 - i. JG explained the costs of landscaping and what areas are being maintained
 - ii. JG explained pool costs, including Elite Pools because we need a professional certified pool company, and the bathrooms being cleaned.
 - iii. JG explained the large property tax bill, that it was the pool, and we are appealing the cost.
 - c. JG explained that the roads and storm system belong to Aiken County and are not private.
 - d. JG explained that water belongs to Beech Island Water
- 7. Dale Gallman came up and talked about various items
 - a. Flag poles
 - b. Handed out spreadsheet of comparisons from 2016 until 2021
 - c. Waterline breaks in the road
 - d. Suggested combining garbage pick up to one company/time
 - e. Barking Dogs
 - f. Requested a streetlight at the end of the cul-de-sac
 - g. Hoa fees/dues
- 8. Homeowner requested speed limit signs, JG explained they need to contact Aiken Engineering.
- 9. Playset/swingset was mentioned for the pool area. Homeowner asked if donations could be requested.