

# Weatherstone Homeowners Association

2 Weatherstone Lane  
Simpsonville, SC 29680

## Jan 16, 2016 HOA Board Meeting Only

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Kim Winkler, Don Dandelske, Todd Bowman and Russ Seiter

Resident Attended: 40

### Agenda:

- Welcome and Dinner
  
- 2015 Yearend Financials Recap
  
- 2016 Approved Budget
- Updates
  - Pool
    - Only issue we have is the pool needs to be resurfaced, we would like to get 2 more years out of it, but we may be lucky to get 1 more year out of it. It is approximately \$38k to have this completed.
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  - Grounds
    - Grounds are in pretty good shape. Monty has been responsible for the lights and doing a great job with it. So thank you.
    - We redesigned the roundabouts and Jack, Monty and Don have been maintaining them.
    - Graham has been looking at running a fence down rocky creek and by the pool.
    - The basketball court is being utilized by people at the church and trash is being thrown into the woods. We would like to see it cleaned up a little bit. Meghan M has the contact of the pastor over at the church and we can contact them regarding the use of this.
    - Some of the Mailboxes are rotting and need to be replaced. The recommendation was to move towards metal mailboxes. We said not very practical for all mailboxes to be replaced.
  - Clubhouse
    - We are putting up lighting in this year around the clubhouse and the pool area.
    - Gene has been looking at maybe adding 2 or 3 benches for the playground area.

- It is expensive to keep the pool open any later. The lighting, maintenance and DHEC have stipulations that need to be met in order to have this done.
  -
- Website and News Letter Reminder
  - We post the minutes and updates on the website
  - We have moved it to a quarterly meeting instead of monthly
  - Arch forms are on the website
  - Rental of the clubhouse info
  - Quarterly Newsletter etc.

Committee's:

Arc committee, Social Committee, Landscaping, or just volunteering for projects that need to be done in neighborhood.

The lots have been surveyed and the lots have been laid out on Brandau. The lots have gone into the landscaping area on Brandau. May need to follow up with Graham to see how it is zoned and laid out. We have been pushing Graham to invest money in landscaping and fencing for the neighborhood.

The 22 lots on Brandau have been approved for the county and they could start building down there.

Relationship with Mungo is basically void. The relationship is over and they didn't build what they promised. The first 3 homes were part of their executive plan, the rest of them are not up to par, and were less expensive.

Security in the neighborhood: we need to notify law enforcement if or when we see suspicious vehicles in the neighborhood. We are looking at adding cameras to the entrances of the neighborhood so we can see who enters and leaves the neighborhood. The more we call to report things in the neighborhood the more patrol we will have in there.

We can notify law enforcement of all incidences in the neighborhood. This will provide additional patrol in our neighborhood.

- Acknowledgements

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## **April 12, 2016 HOA Board Meeting Only**

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Kim Winkler, Don Dandelske, Todd Bowman and Russ Seiter

Resident Attended: 14, 3 Great Homes Representatives: Dan (builder), Erika (marketing), Joanne (sales agent)

### Agenda:

- Welcome and Intro to Great Southern Homes
  - 11 Homes sites, starting with construction on Brandau
  - The first 2 homes will be Ranch Style homes
  - Will match and be the same value of the homes that are already in Weatherstone
  - The permits have been pulled from Greenville Country and they will start construction within the next couple of weeks.
  - Their goal is to have a row of homes that look like individual custom homes and not a row of just one builder.
  - They want the homes to blend in with the rest of the neighborhood.
  - The homes will be rock, hardy board (30% at the most), and brick
  - Grass: would like to be Bermuda and they will try to keep it consistent. Each home will have a sprinkler system.
  - Landscaping will be consistent as well.
  - Price per square foot will be between \$120-130 per square foot.
  - HOA would like to have a fence down Harrison Bridge, Graham is attempting to work with us regarding the fence. Dan mentioned that he may be able to cut down a 6 foot buffer in order for Weatherstone to put up a fence. This would be their contribution.
  - They will have Great Southern Homes signs that look like the Weatherstone signs and align with them. They have designed custom signs for the neighborhood that match the Weatherstone logo. They are selling Weatherstone and Great Southern.
  - They will try to keep the lots as clean as possible and pick up after themselves.
  - Once the homes have made progress, Greater Southern Homes would like to host an open house, maybe appetizers, and show everyone the inside of the home. This would possibly be at our next HOA meeting. July/Aug timeframe.
  - Eventually they would like to have a model home on Brandau

HOA Dues:

We only have one outstanding HOA Due. We have been in contact with the owner about this.

Improvements:

Up lighting in the landscaping and the fence down Harrison Bridge is the only thing that is in the budget for this year.

We will have to resurface the pool. This will be about \$45k. We have enough money in the budget for this. We would like to do this after the closing of the pool in 2016.

Club house rental policy:

We are having issues with 3<sup>rd</sup> party rental. The home owner would rent the club house and not be at the event. The alarms have not been set, doors left open and the clubhouse has not been cleaned. The home owner needs to be present during this event, closing of the clubhouse, cleaning, setting the alarm etc. The home owner is responsible for the clubhouse when it is rented. We will be keeping security deposits if this continues to happen. The security deposit is \$150.

Lost River:

Meeting regarding Lost River Road:

SAC meeting is: April 18<sup>th</sup>, at the County Square, Conference Room A at 9:30 a.m. You may not be able to ask questions at this meeting, it is just for your information.

Planning Commission meeting is: April 27<sup>th</sup>, at 4:30 p.m., Conference Room A, Lost River has submitted a revised proposal to the county to have a road connecting from Lost River to Bentwater Trail. We would like to have as many Weatherstone Residents as possible attend these two meetings. There are 553 homes in that subdivision. This means there potentially could be hundreds of cars that are going through our neighborhood down Bentwater.

Brandau: At this point in time Graham is not planning on developing the additional 22 lots, but this may change in the future. He will wait and see how it goes with Great Southern Home.

Newsletter: Now that Spring is here, please keep in mind the safety of the children in the neighborhood. Please keep your speeds down and be aware of your surroundings. Please remind all drivers in your home of this request. .

We would like to add additional stop signs in the neighborhood. We may have to look into this.

Landscaping: Trees are over the sidewalks and people cannot walk on them. Todd will go and talk to them regarding trimming the trees.

Adjourned: 8:20 p.m.

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## August 9, 2016 HOA Board Meeting Only

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Kim Winkler, Don Dandelske, Todd Bowman and Russ Seiter

Resident Attended: 13

### Agenda:

- Mungo Homes is still in the neighborhood. They have 4 lots that they are still building on.
- They have broken ground on Ebenway, and they have a forward facing garage in the floor plans. Graham is going to try to reach out to Mungo to see if they can change this and make sure that they do not have any other ones being built in the neighborhood. Graham approved a set of plans within the neighborhood. He approved them at the beginning of the agreement over 3 years ago. Bob recommends that we file an injunction within the next few weeks to stop them from building a forward facing garage.
- We need to see the plans that Graham has approved for the homes being built by Mungo.
- Wes will call Graham and find out what the agreement with Mungo is regarding the front facing garage.

Update from Wes: Graham spoke to Tom and they are not supposed to be building forward facing garages. Tom is going to look into it and get back to Graham to see what needs to be done to change it.

Also, when Graham originally approved plans he never approved of forward facing garage plan. We will give Tom a few days to get back to Graham and then take action if we need to.

Great Southern Homes: extended an invite stating that they could not attend the meeting tonight, but would like to have an open house to show us what the homes look like. And to discuss any issues that the home owners may have. Erika DeRoberts cell number is: 864.325.2037

Residents had issues with the brick being similar next door to each other and not meeting the quality that we would like to see.

Equipment at the end of Brandau: there is a tree company that is cutting down trees in order to put the cul-de-sac in. There are 22 lots that Graham still owns down that street. Unsure at this point in time if it is going to be developed.

Improvements:

Would like to put a fence down Harrison Bridge to match the other side of the subdivision. This will be in front of the pool. Graham is going to front the cost for the other side of the neighborhood. Timeframe is still undetermined.

New keypad for the pool entrance. Having issues with the wifi not having a strong enough signal. \$975 for this and now they want an additional \$30 per month in order to get the new service. We need to meet with Lynn to see what needs to be done in order to cut the costs for this. It may not even be compatible with the system that we currently have. If we need to have a static IP address in order to do this, maybe we can back out of what the contract. We need to sit down with them in order to figure out what really needs to be done in order to finalize the update and see what we can do to cut costs.

We will have to resurface the pool. This will be about \$45k. We have enough money in the budget for this. We would like to do this after the closing of the pool in 2016.

Spoke with Greg Porter the officer that patrols the neighborhood: Not a lot of action in our neighborhood.

Resident up keep: We have sent out emails to a few home owners to make sure that their lawn is maintained.

Gated entrance down Bentwater: The developer does not want to connect the two subdivisions. They have added another entrance to lost river so there isn't a need for one at this point in time.

Are we able to repainting the lines in the parking lot? May need to reseal it first and then repaint. We should budget for it in the near future.

Bentwater and Brandau: someone poured paint down the sewer.

Basketball nets are in the middle of the street, and are broken. Need to ask them to remove it.  
Adjourned: 7:40 pm

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**October 11, 2016 HOA Board Meeting Only**

Called to Order: 7:05 pm

3 Board Members Present: Kim Winkler, Don Dandelske, Todd Bowman

Resident Attended: 7

Agenda:

- \* Pool resurfacing: plenty of money in the reserves to repair it.
- \* Medaris replaced all of the lights in the clubhouse, free of charge
- \* Painting the bathrooms and cleaning them has been done by Don
- \* We have at least 2 spots open on the board Bob Melaine is interested in running as a board member.
- \* 22 homes are scheduled to be developed in the future down Brandau. But we have no scheduled time frame for when they will be developed. Would like to finish the cul-de-sac by the end of this year. And start developing the empty lots by the end of the year.

Great Southern Homes: Erika provided us with an update regarding the 2 homes that are being built on Brandau.

Construction update: They were waiting to see if anyone wanted to purchase the homes. They have about a 60 day timeframe until completion. They would like to bring interest to the neighborhood. They may have an open house in the near future for the neighborhood.

They home sites should be fairly clean and picked up. If they are not, please contact Erika and notify her of this and she will make sure they are cleaned up.

They would like to maintain the average cost per square foot, \$120-125 per square foot. Possibly the price will increase if the homes sell.

The homes seem very similar, are the rest of the homes that similar, or are they varied.

The 3rd home is a two story home that will look different. They will pay attention to the next homes that they look different. They are looking at a totally different model, called the Devin, this hasn't been approved as of yet, but they are excited about what it looks like and hope it is an improvement in the neighborhood. They own the first 4 lots in the neighborhood.

Eirka will plan an open house party for the neighborhood to see the homes that are under construction.

Adjourned: 7:45 p.m.

Fence: Graham has committed to building a fence down Harrison Bridge, that would match the fence on Rocky Creek.

Annual Halloween Party has been cancelled due to the lack of participation in other events. We may revisit it next year.