

**Meeting Purpose:** Address agenda as shown below.

**Attendees:**

Board of Directors

Rich Geismar, President	Present
Vice President	Not Present
Lis Wilson, Treasurer	Present
Kevin Rumsey, Secretary	Present
Greg Steffy, Member	Present

**Association Members:** Members were allowed to vote via proxy or attend in person. Approximately 60 people attended in person and 13 voted proxy.

**Other Attendees:** Greg Porter, Security

**Agenda:**

1. Dinner (6:30 PM)
2. Welcome, Introductions and Appreciations – Kevin Rumsey
3. Volunteer sign up sheets for 2022 – Kevin Rumsey
4. Security Camera issue – Kevin Rumsey
5. 2021 Year-end Financial Recap – Lis Wilson
6. 2022 Budget review – Lis Wilson
7. Audience Questions - All
8. Board Member elections – Kevin Rumsey
9. Adjourn

**Discussion:**

1. Greg Porter introduced himself and discussed what he does for the neighborhood; reminded the audience that 95% of break-ins result from unlocked car doors; mentioned that no new threats or crime trends exist for this area. He, (later, during the security system discussion), mentioned that said FLOCK system is what police forces across the country have, is state-of-the-art, and superior what most neighborhoods have.
  - a. Greg Porter - call 864-516-4916
2. Kevin Rumsey reviewed the 2021 accomplishments and thanked the many volunteers who contributed to keeping our neighborhood visually appealing and enjoyable to live in
3. Kevin Rumsey stated the HOA goals for 2022
  - a. Revising covenants and bylaws: this must be complete in 2022 or they automatically are extended. We would prefer to have new ones without Graham Proffitt's involvement since he will no longer have an interest in the neighborhood. Bob Milane is our point person, working with a lawyer to rewrite the documents. Once the draft is in place, we will circulate the documents for residents' review and comment. A majority vote is needed on the final version.

4. Pool pump room needs to be refurbished - Greg Steffy is lead on the Board
5. Trees in various common areas, including around the Clubhouse parking lot, need to be cut down due to damage to the parking lot, road, and sidewalks caused by roots
6. Volunteers were solicited to head up 3 different committees: landscaping/garden, traffic and security
  - a. The Landscaping/Garden Committee would work with Dan Kleiber to continue beautification of our common areas. The Committee would make decisions on what type of plants and features to install, and what work we should complete by our Landscape Contractor and what work done by volunteers.
  - b. Traffic: The purpose of this Committee is to study what is needed to enhance traffic safety and legal compliance on our roads, and research what is possible/legal within the County. They will return to the Board with recommendations. Any recommendations that might be controversial will be vetted with the residents.
  - c. Security: Given that our security system at three entrances (no camera exists at the Lost River entrance) is failing due to line-of-sight transmission issues and has been vandalized, this Committee would investigate options for a new system. Note that no new system would be purchased without a positive vote from the residents.
    - i. The voting ballot includes a Yay/Nay vote to pursue researching options
  - d. Results of all voting is shown at the end of this document
7. Les, as liaison with Lennar, discussed his attempts to manage various issues through the three projects managers over the past year. He said that, while he tries, and will continue to try, to represent the residents' positions on noise, work hours, traffic, etc., his ability to force compliance is limited. He asked that if you have a problem with a building site you first try to address it with the workers yourself. If the issue continues, he will continue working with the Project Manager as best he can.
8. Les briefed the 2021 budget results and the Board's plan for 2022. Notable comments below from the residents:
  - a. Erik Mizell offered to come back to the board with recommendations on how to invest reserve fund in the budget. With Erik's counsel, and consideration of future large expenditures such as a new roof for the Clubhouse and Poolhouse, the Board will make a prudent decision on how much is held in contingency fund and what would be invested
  - b. Micah Valentine offered to get estimates for parking lot improvements
  - c. The board will look at the cost of internet-phone-tv
9. Kevin Rumsey reminded attendees to please sign up for a Committee and to vote for Board Members, the 2022 Budget, and the decision to research security systems.
  - a. Vote results are shown at the end of this document
  - b. Committee volunteer lists will be distributed to those who signed up
10. Swim team - Megan Mederas said you need 30 swimmers to field a team with 40-50 being ideal. Neely Farm doesn't want to partner with us this year, but she has another neighborhood in Simpsonville who will. She stressed that this is a parent run team and

Weatherstone Homeowners' Association  
Annual Meeting

Jan 22, 2022  
6:30-8:20PM

parents MUST participate. The only paid people are the coaches. Currently she only has 15 children signed up. Age requirements for swimmers: should turn 4 years old by the end of May through the Summer after High School graduation. Date commitment would be mid-May until about the third week of July

**New Business:**

As discussed within the context of the Agenda above.

**Next annual meeting:** January, 2023. HOA Board meetings are scheduled for the second Tuesday of each month. Please notify the Board if you would like to attend and if you have any specific issues to discuss. Our next HOA Board meeting is Feb 8, 2022, 6:30 at the Clubhouse

**Election Results:**

2022 HOA Annual Meeting Voting Tally		18-Jan-22				
				Proxy	In Person	Total
Board Members						
	Rich Geismar		12	36	48	
	Lis Wilson		12	36	48	
	Glen Williams		13	38	51	
	Other					
	Ken Davis			1	1	
	Dan Klaiber			1	1	
	Erin Mizen			1	1	
	Erik Mizell			1	1	
Budget						
	Approve		8	37	45	
	Disapprove		3		3	
Security						
	Approve		N/A	27	27	
	Disapprove		N/A	13	13	