

Weatherstone HOA Meeting January 11, 2010 – Annual Meeting

Board Members Present: Shane Walker, Graham Proffitt, Dave Walker, Greg Haselden

Homeowners Present: about 30

Called to Order: 7:05

Welcome by Shane Walker.

Election of Board Members

- The five candidates for 2 board 2-year positions that were nominated by the nominating committee presented themselves for election: Gene Riddle, Rosemary Leary, Mark Magnan, Wes Basham, Catherine Deuty.
- Vote was held by ballot with write-in ability.
- Gene Riddle and Catherine Deuty were elected.

2009 Year end Statement Review

- There was a question on the change in landscaping company. Palmetto was chosen based on their level of supervision contained within their bid. That was not available with the current company. The current company shows no initiative to point out work that needs to be done but is not in their contract.

2010 Approved Budget

- We have a reserve of \$7500.
- We have a cushion on top of the reserve to account for any shortfall in the number of homeowners dues budgeted.

Current List of Weatherstone Homeowners

- This is available in hardcopy tonight and also on the web.

Pool & Clubhouse Update

- Clubhouse committee has done a great job setting up a process that is accountable and repeatable. Info is available on the web also.

Architectural Review Update

- Greg Haselden leads this committee. Homeowners are better about coming and getting approval prior to making changes.

Sign up for Committees

- We have a few committees that have been inactive in 2009. Please signup to take part in your community and make it a better neighborhood. We have Grounds, Social (Welcoming), Pool, Clubhouse and Architectural.

Neighborhood Security Discussion

Lt. Taylor can be reached at 864-422-2060. His number is listed on the website – feel free to call with any security issues.

Street Lights and Entrance Lights

- If you see any issues with the neighborhood lamps, call Duke Power. Their number is listed on the web. Let them know the street and mark the pole somehow, perhaps with a ribbon.

Discuss Website

- If you have any ideas or comments on the website, let Catherine Deuty know – her info is on the site.
- Email addresses for the board are on the website. If you have issues that need to be addressed by the board there is no need to “reply to all” – there is a one click ability to email the entire board.

Other Business:

- Why don't we have a neighborhood work day? – When this has been brought up in the past there were only a couple of homeowners present at the meeting. The fear is that we would have a truckload of straw delivered and then no one show up to distribute it.
- Why don't we have a couple of neighborhood social gatherings a year? – We had an inactive social committee in 2009. There is money in the budget to assist with this type of social activity.
- There is graffiti on the speed limit sign as you enter Weatherstone from Rocky Creek. – We do not want to look like we have gang activity in our neighborhood to potential buyers. Mr. Proffitt will check to see if that is something that Weatherstone is responsible for or if it is a county responsibility. Also note that “Lost Cat” type signs can be placed on the web – these signs should not remain up around the neighborhood indefinitely.
- Who do we call to report things? – Anyone on the board can be called or Anne Marie in Proffitt's office can be contacted; however, the board members all have full time jobs and we do not have a management company. Each person needs to do what they can to take care of our neighborhood. If you can take care of it yourself then do so.
- How do we navigate traffic circles? – Folks are not navigating around these in a counter-clockwise manner. Residents have been told that they do not have to. It will be posted on the web that all should traverse these in a counter-clockwise manner.
- How about a clean up crew day? – We could see how these go.
- How about adopting a portion of a street to be responsible for? – We can contact Longview HOA and offer to help with their responsibility if they will let us know when they will be cleaning up Rocky Creek.
- Can we invite Realtors to our HOA meetings? – Marcia is kind of our Realtor in residence. We could invite the realtors, especially those with listings in the neighborhood, to give us a reading of how Weatherstone sits in the market.
- How about “Welcome Packages” for new homeowners? – We used to have a Welcome committee under the Social committee but it was inactive for 2009.

- Swim team's 5th season is 2010 – They need more kids to participate. Weatherstone won our division last year. There will be a kick-off last February.
- Discretion with pool use – Reserving the clubhouse does not mean you are reserving space at the pool or reserving the playground. We had issues last summer and sent our a message to all to use common sense and we did not have any further issues.

Meeting adjourned at 8:05.

Weatherstone HOA Meeting February 09, 2010

Board Members Present: Shane Walker, Graham Proffitt, Greg Haselden, Gene Riddle, Catherine Deuty

Homeowners Present: 5

Called to Order: 7:05

Elect Officers

- Shane Walker is President.
- Gene Riddle is Vice President.
- David Walker is Treasurer.
- Greg Haselden is Member at Large.
- Catherine Deuty is Secretary.

Discuss Chairman of each Committee

- The list of homeowners that signed up for committees will be reviewed. We will call to see who is willing to serve as chairman of each committee.
- Clubhouse committee is April Walker and Denise Jennings.
- Pool is David Hall.

Homeowners Dues Not Paid for 2010

5 homeowners not paid any amount at all, 63 have paid in full, 43 have paid half of the dues, and one has paid more than half.

A letter will be sent to 4 of those not paid if they have not paid by the end of February to let them know they are late and that a late fee has been assessed. The 5th homeowner has not paid for 2009 and they will have a lien placed on their property.

Discuss Liens to be Filed and Late Charges

- Gene has lien paperwork to file on the one homeowner that has not paid for 2009 or 2010: \$450 for 2009 plus a \$50 late fee and \$500 for 2010 plus a \$50 late fee. Lien requires someone on the board to sign the form, witnesses and a notary. Gene will sign and get this done.

Discuss Board Handling Things that Come Up that Are Not Accounting Related

- a. Schedule monthly meetings and let Graham know by email
- b. Reminding homeowners of monthly meetings or cancellations
- c. Send any emails throughout year to homeowners
- d. Update emails for master homeowners list
- e. Miscellaneous items throughout the year – such as lining up A/C Service, termite bond renewal, carpet cleaning, etc - check what this is.

- Secretary will call Anne Marie to see how she manages the email list.
- Secretary will handle communication to the home owners on monthly meetings and cancellations of HOA meetings.
- Proffitt's office will continue to handle termite, A/C Service etc.

Will Palmetto Landscaping be handling irrigation? Field test Reports have to be filed throughout the year for water meters.

- Greg will check if Palmetto will check irrigation.

Discuss Pool Contract

- Shane motioned that we extend the agreement as is and the Board agreed.
- Shane will ask that they include cleaning pool furniture for mold at the beginning of the season.

New Business

- 5 manhole covers stolen from the new street.
- Parking during swim meets is out of control. Dave Hall will be asked to handle this matter. Perhaps, publicize parking is allowed at the church or put up temporary no parking signs (or cones) in front of the clubhouse sidewalks during meets.
- Rock missing from one of the entrances. Graham will check into that.

Meeting adjourned at 7:55.

Weatherstone HOA Meeting April 13, 2010

Board Members Present: Shane Walker, Graham Proffitt, Gene Riddle, Catherine Deuty

Homeowners Present: 8

Called to Order: 7:05

Items from February

A. Committees and Chairmen

Wes attended as a committee member of the grounds committee. He will chair.

Greg H. committee chair for Architecture committee. Board will serve as committee for the few requests that come in each year. We will ask those that signed up for this if they are interested in the Grounds committee. Phillip said it was ok to move him.

Catherine will check if Rose is the Social Chair.

David Hall is the Pool Chair again. Catherine will let him know that

Mark Magnan signed up also.

Michelle Kelley signed up to help with the clubhouse, not the pool.

B. Letters to homeowners not paid dues for 2010

We will ask Anne Marie to send certified letters to the 2 homeowners not paid (the third that has not paid has a lien placed already)

Grounds

Greg contacted the landscaping company; they are ready to move forward with pine straw and flower beds when we let them know. Wes mentioned exploring going with mulch or pine-bark instead of pine-straw. The board agreed.

Graham mentioned that we need to ask who will check the irrigation systems.

Architecture

We need to revise our fence policy to be more specific. Graham will email us some other fence policies to review.

The outbuilding on Lot #39 is not approved. We will start with a letter to the owner about the building not being approved. We will copy the renters so they are aware. Gene and Dave will visit the renters to obtain contact info and view the outbuilding up close.

Termite Bond Company – Bond expired 3/31/10

Gregory – upfront \$1350 + \$125/yr for 10 years.

Cutshall – upfront \$1150 + \$125/yr. Incumbent, does not seem very professional and offered no info on what this covers. Proffitt's office has to call them to get the yearly service done.

It was brought up that we need to be careful about what the companies cover in their quotes.

Sureshot in Mauldin was suggested as an option – Gene will contact them to get a bid. Board will make a decision before the next meeting.

Problem with Ted White's Lot #40 (people leasing)

No resident 2010 dues have been paid yet. We can put a Lien on this property. The mailbox is still not compliant. Gene and Dave will visit and take by-laws and covenants, get their contact info (to add to the email list) and let the tenants know the situation.

Pool Furniture

We have \$2400 in the budget. Michelle will ask if Denise and April are willing to assess what we need and price at least 3-4 umbrellas and possibly some chairs. Philip will ask if Outside/In may have some for a good price.

Old business

Some folks are still making lefts at the circles.

The speed limit sign with graphitti was replaced.

Stone will be replaced at the entrance – Shane has called.

New business

Send covenants and by-laws with the Welcome letter to ensure that residents receive them.

We need to review our covenants and by-laws to see where revisions need to be done. We could come up with recommendations and have a lawyer review. Philip volunteers to be on a committee to review.

Meeting adjourned at 8:25

Weatherstone HOA Meeting May 11, 2010

Board Members Present: Dave Walker, Gene Riddle, Greg Haselden, Catherine Deuty, Graham Proffitt IV.

Homeowners Present: 10

Called to Order: 7:00

New Board Member to replace Shane

Wesley Basham was nominated by Dave Walker and Gene Riddle seconded. The Board approved. Wes accepted. We will shuffle the board positions as necessary.

Dues not Paid for 2010 and 2009/ Lot issues

- A. Lot #195 – Home is for sale, they are out of the country. Certified letter sent on 4/30/2010 to daughter's local address, no receipt back. Gene will place a lien on the property for the 2010 dues. This lot is not maintained. Greg will draft a letter to the Realtor and the homeowner about the lawn not being kept in accordance with the by-laws Article 7 Section 2 G.
- B. Lot #40 – Catherine talked with the renters (Builder Ted White's house). We will try to find out an office location for Ted White and talk with Ted about the mailbox, the lawn and the resident dues not paid.
- C. Lot #85 2009 dues not paid – We will see what amount they pay for the second installment on 2010 dues. Graham will find out if there have been further discussions with his office about the 2009 dues.
- D. Lot #39 - The outbuilding on has not approved. Gene and Dave will visit the renters to view the outbuilding and determine if it is compliant. We will determine further action after that determination.
- E. There is a lot on Weatherstone that does not have the same ground coverage between the sidewalk and the curb as it does on the lawn. This should be addressed after we address some of the other pressing lot issues.

Termite Bond Company – Bond expired 3/31/10

Gregory – upfront \$1350 + \$125/yr for 10 years.

Cutshall – upfront \$1150 + \$125/yr. Incumbent, does not seem very professional and offered no info on what this covers. Proffitt's office has to call them to get the yearly service done.

SureShot - \$2250 for 15 years + \$90/year.

Graham will check with what Gregory is using – chemicals or what and let us know.

Social Committee events and updates – Kim Kizito & Rose Leary

Ice Cream social May 16th, 2-4pm. Publish Pool Rules and have committee signup lists available. Will be setting up at 1pm. Ice Cream, popsicles etc.
Family Cookout on July 10th from 12-6. Pool will be limited to residents only. HOA provides meat and buns.

Mulch Update

Palmetto Landscaping: 3 roundabouts and 1 entrance mulch; rest pine needles - \$2945.25

Marc's Mulch: Triple ground brown hardwood - \$5000; Double Ground Dyed Brown - \$7500.

The board gave Wes the go-ahead to work with Marc's Mulch and stay under \$4000 and see how far we can go. Concentrate on the two main entrances and the front of clubhouse.

Pool Opening

Email will be sent to Residents on Ice Cream Social, Rules, WaveRunners & Pool Furniture situation.

Swim Team Schedule: May 17 – 27, Monday – Thursday 5:30 – 7:15pm; June 1 – July 15, Monday – Wednesday 5:30 – 7:15pm and Tues & Thurs 9 – 10am. There is a mock meet on May 27th so it may go past 7:15pm. Pool will close at 4pm on June 24th and June 29th for SAIL meets.

Pool company tests the chemicals on the days they are here. David Hall checks on other days.

Please report pool cards lost so the card can be cancelled, whether you are paying to replace the card or not.

Landscaping

Rocks that were placed at the Rocky Creek entrance to prevent cars from driving on the mulch/grass do not look decorative.

The rock missing out of the tower has not been replaced yet.

Sprinklers were on at the main entrance on N Harrison Bridge Rd in the middle of the day – the timer needs to be reset. Wes has now reset them.

Residents want to see some improvement in the landscaping due to the increase and new company. It was explained that some of the additional items might not be noticeable such as weed treatment in the turf by the clubhouse and fire ant treatment.

By Laws and Covenants

Covenants and by-laws need to be reviewed to see what revisions are necessary. By-Laws can be amended by a majority of a quorum at a meeting. Philip Davies volunteers to be on a committee to review. Graham will let us know how covenants

can be changed. We need to add maintenance of lot when a house is for sale, a tighter fence policy, clearer verbiage on residence dues when a builder leases a home, etc.

Meeting adjourned at 8:35

Weatherstone HOA Meeting July 13, 2010

Board Members Present: Dave Walker, Gene Riddle, Wes Basham, Catherine Deuty, Graham Proffitt.

Homeowners Present: 13

Called to Order: 7:02

Thanks to Kevin Rumsey and Tom Spellman for helping unpack new pool furniture and put together tables.

1) Letter to neighbors about yard appearance and barking dogs.

NOVA home on Bentwater needs to mow their lawn. Gene called the number on the sign and there is no answer. Graham will cut the lawn.

What is schedule for clearing the unsold lot mowing? They were just cleared but the weeds were about 3 feet tall on these lots before they were cleared. Graham said they are Bush-hogged 4x a year. The roads are mowed every week. We can call him when lots need to be done.

Homeowners need to keep up with their lots. We will send a letter to the specific homeowners. Gene is going to check some older, higher end neighborhoods to see what they do in this situation – is there any pressure the HOA can place on these homeowners?

2) Pool Items

One homeowner complained about an alcohol situation at the pool. He maintains that some folks are constantly drinking at the pool – his concern is for safety. An incident happened last weekend that he attributed to alcohol. Is there liability for us? He questions if we should allow drinking at the pool? Board and other neighbors that visit the pool frequently have not observed any out of control situations. We will check what other pools do. We will remind homeowners not to bring in glass containers.

Pool toilet was blown up on July 4th. Bathrooms can be locked without the key. Lt Taylor was called about the incident. It has been fixed. Dave will check to see who was the last person based on the key access to visit the pool that evening.

There seems to be a problem with pool cards being turned in when homeowners move away. If the cards are not turned in then the code on that card needs to be cancelled. Any suggestions? We cannot take the cards when folks move – if they have paid their dues and will be local and have not sold their house then they are allowed in the pool. We don't know that a house is closing until Anne Marie is contacted by the closing lawyer. New homeowners are saying that they did not get them, previous homeowners are saying that they handed them over. Perhaps, we should charge new homeowners a \$10 fee for cards. However, the new homeowner is being penalized. Currently, it is considered to be covered in dues paid – initial cards for a home. Replacement cards are \$25/each.

Gene talked to Rob at Perry Fence about reinforcement of fence but has not heard back. He will follow up. Perhaps, a horizontal brace (make it low enough so kids cannot use it for a stepping stone). Some volunteers may even come up and put something in if we can just get the materials. Kevin Rumsey has volunteered.

3) Vandalism

Vandalism has occurred and there is not much we can do. Perhaps we can consider getting cameras in the future when we have funds to record activity.

Street with no houses is collecting kids as a hangout place. Lots of debris left behind. What will the county allow us to do – perhaps barricades? Graham will check. Police have been called on some occasions and it is happening less often now.

4) Swim Team (Gene and David Walker)

For past three seasons we have in/out neighborhood fees (inside neighborhood: \$100 first kid, \$75 each after; outside neighborhood is \$40 more). These funds are used for swim team activities. Should a surcharge be placed on outside neighborhood team members that would go to the HOA? This would be used to help with wear and tear on the pool. Dave Hall indicated that the team is not able to give the HOA any funds this year but perhaps next year they can contribute a lump sum to the HOA. He indicated that there will be a cap on the number of outside members. Now have 27 in-neighborhood members. 60 is the max size that he wants the team to be. It was mentioned that the swim team practice hours have been getting longer each year and concern that they intend to keep increasing. Dave said that the 5:30 – 6 is for the 5 year olds and there are not many kids, so they can use just half the pool. Dave plans to have a proposal to the board for next month's meeting.

Waverunners dominated their division and about 20 kids qualified for further competition.

5) Denise Jennings' items

Need new life preserver. Current one is mildewed. Denise found one that cost \$60. Motion was made, seconded and passed for Denise to purchase it.

Need some new chairs for the clubhouse. We won't purchase now but Denise provided the info and we will need to purchase soon.

6) Re-Key the clubhouse (David)

David get price on re-keying the clubhouse, since there are too many keys floating around and we don't know who has them. Different keys will be done for the front door from the other doors.

Meeting adjourned at 8:00 with the board adjourning at 8:45.

Weatherstone HOA Meeting August 10, 2010

Board Members Present: Dave Walker, Gene Riddle, Greg Haselden, Catherine Deuty.

Homeowners Present: 5

Called to Order: 7:05

- 1) We have 100% for 2010 dues with the exception of those with liens (and the Ted White house).
- 2) Letter to neighbors about yard appearance.

NOVA home on Bentwater Trail still needs to mow their lawn. Graham volunteered to cut the lawn at the last meeting, but it appears to be very long now.

Homeowners need to keep up with their lots. Unsightly properties will be dealt with on a case by case basis. The HOA will personally visit and send an official letter. Hopefully that is enough to rectify the situation. Further legal enforcement will occur if necessary.

Gene spoke to one homeowner about their yard condition. Due to family circumstances, the home was vacant for a few weeks this summer. It was agreed that the yard does look rough and it needs some care.

David and Gene will visit Lot 40 to discuss the yard issues.

- 2) Pool Issues

Gene visited the homeowner with the complaint about alcohol at the pool to let them know that we are not going to change policy based on one incident where there are two sides to the story. We will ask that no one bring any glass to the pool and to act like adults.

Gene talked to Rob at Perry Fence about reinforcement of the fence. They will place a horizontal bar, screwed to each bar for about \$1000. Gene motioned that we proceed with this fence work and Dave seconded. Motion approved.

A lot of trash is being left at the pool. Diapers are being changed on lawn chairs and then placed in the poolside trash cans. We need to convey somehow that this is all our property and there is no maid service. Let's bring up pool issues at the Annual meeting when we have a large crowd.

Last day for the pool is September 12th.

3) Landscaping

The light at the Weatherstone Lane entrance has burned through the plastic globe at the top. We need to mark the pole and call Duke Power. Dave Walker will take care of this.

Greg changed the landscaping bulbs to longer lasting bulbs.

Juniper at the Hillstone Dr and Weatherstone Ln entrances is blocking the light.

Meeting adjourned at 7:45.

Weatherstone HOA Meeting September 15, 2010

Board Members Present: Dave Walker, Gene Riddle, Wes Basham, Catherine Deuty.

Homeowners Present: 9

Called to Order: 7:05

- 1) Sales office signs are looking kind of worn. Can they be replaced?
- 2) Caldwell Banker is shooting a promotional video for Weatherstone this week. If you want to help out contact Marcia.
- 3) Owner would like to know if there are discounts available on lots in case they know someone that would like to buy here – she read it in the paper.
- 4) Vandalism
Can we put rocks in the round-about at the second entrance from North Harrison to protect it from drive-thrus? Possible idea.

Is there any way to block off the back road? Graham indicated that this was not possible in the past. We will call the county and check since the last layer of asphalt has not been laid and there are no homes or building on that street – nothing good occurs on that street.

- 5) Yard appearance.

The board has drafted a letter to the residents about the yard situation. Army worms and heat have devastated lawns. Homeowners need to take appropriate actions to restore the yards.

The board had the Covenants reviewed by a lawyer. The board contacted another like community to see what their policies are in this area. They have a lawyer at their disposal to take action as necessary. It costs but it works – the board will consider our options to ensure that Weatherstone residences are maintained at an acceptable level.

- 7) Landscaping
Our landscaping service may be dumping on a private property. Wes will check on it.

- 8) Architecture
There is a tree house being built on the corner of Graywood and Hillstone. This should be submitted to the Arch review board. Gene and Dave will check on this activity.
- 9) Yard Sale will be October 23rd.
- 10) Pool Fence horizontal bar will not able to be installed due to insurance liability. The board will check into other options.
- 11) Re-key of Clubhouse
Dave moved and Catherine seconded that we spend \$175 to re-key the clubhouse and obtain the necessary number of “non-duplicating” keys. Dave will take care of it. Each person receiving a key will also specify a 4 digit code that will be entered into the alarm system.

Meeting adjourned at 8:00.

Weatherstone HOA Meeting November 09, 2010

Board Members Present: Gene Riddle, Wes Basham, Catherine Deuty, Greg Haselden.

Homeowners Present: 4

Called to Order: 7:05

- 1) Caldwell Banker promotional video for Weatherstone is complete. Link will be sent to Residents and placed on website.
- 2) Budget
HOA dues will be kept at \$500 with a \$50 late fee. Income estimated on 129 homeowners. Along with clubhouse rentals and builder dues, we estimate \$64,950 income. Expenses are about the same with the addition of the re-strapping of the existing pool furniture and about \$2000 more in landscaping. We will have only one installment of dues this year with the due date moved to the end of February. Late fees will be enforced. A transfer fee will begin on every sale of a home in 2011 of \$50. Gene made a motion that the budget be accepted as presented with that additional line item in income for "transfer fees" and correcting the title of the Home Owner dues income line, Greg seconded. Budget passed.
- 3) Attorney on Retainer
Attorney said that this would be a waste of money. He would be willing to write any letters that we need written on a per letter basis of about \$25 - \$30.
- 4) December Mailing
Mailing will include a cover letter, Agenda and dues notice.
We will have three board positions open for election in January. This will be added to the cover letter in the annual mailing in December.
- 5) Swim Team
Swim Team began in 2006 with another sub-division. Weatherstone decided to go on our own and asked SAIL to allow outside members. They did. SAIL has now clarified the policy that the outside families have to have full pool membership to the pool where they are a member of the swim team. SAIL needs letters from HOA that the families have pool membership. Proposal presented that the outside families pay a membership and swim team dues. 21 families that would be impacted. 10 of those have pools of their own or neighborhood pools. This topic will be discussed at the Annual meeting.

Meeting adjourned at 8:00.

President's Letter

March 9, 2010

Dear Weatherstone Residents:

First, I hope everyone is off to a great year in 2010. The Weatherstone HOA Board members and I wanted to give everyone a few updates on some issues that have arisen at our HOA meetings this year.

- Landscaping—We have a new landscape company in place for 2010 (Palmetto Landscaping). We expect improvement in the appearance and the health of our grounds this year.
- Social Committee—We now have a new and improved social committee. Be on the lookout for planned gatherings and outings activities as we hope to enhance the “camaraderie” in the neighborhood.
- Grounds Committee—The newly formed grounds committee will be establishing quarterly “beautification days”. We have received several concerns from residents regarding litter at the entrances and on the roadsides. Our hope is that we can generate resident participation on these days.
- Enhanced Website—Catherine Deuty has joined the Board and is actively updating our website (www.weatherstonesc.com). Please check in here for news updates and other neighborhood information.
- Yard Sale—The Spring Community Yard Sale date has been set for Saturday April 17, 2010. Ad will be placed in Greenville News for 8AM to 12PM.
- Dogs—Please be considerate of your neighbors by not allowing your dogs to “relieve” themselves in other yards. (even if you do plan on cleaning up). Several residents have had issues with this in recent weeks.
- Vandalism—We continue to get sporadic incidents of vandalism, mailbox damages, etc. Please be vigilant and report any unusual or suspicious activity to law enforcement.

Thanks and we look forward to seeing you around the neighborhood.

Shane Walker