

Cherokee Hills Homeowners Association

Meeting Minutes

May 11,2017

I. Call to order

Chuck Stowe called to order the regular meeting of the Cherokee Hills at 6:00pm on May 11, 2017 at 113 Amherst Drive.

II. Roll call

Al Wornall distributed copies of the Minutes. conducted a roll call. The following persons were present: Board Members : Chuck Stowe, Nan Smith, Mark Moore, Kyle Scates, Trisha Craven, Al Wornall; Committee members: Cecil Gray, Paula Gray, George Psomas, Zach Lloyd; Guests: Russell Clark (W C Tel), Wilson Bruce (Town & Country).

III. Approval of minutes from last meeting

Al Wornall distributed copies of the Minutes. The minutes were approved

IV. Open issues

- a) Chuck Stowe led introductions
- b) Russell Clark made presentation of Fiber Services hoping to expand services to Cherokee Hills. Could be enhancement to Real Estate values.
- c) Zack Lloyd has volunteered to set up and run a Cherokee Hills neighborhood website. Motion made and seconded by board to authorize \$175 to capture domain name.
- d) Discussion of hiring Town and Country Community Association Management Service. Wilson Bruce felt his organization could bring value under existing covenants and felt the process of contacting residents who are not in compliance under existing covenants could be a good pre-amble to enforcing our new covenants, once approved. Board moved and seconded a motion to have Wilson Bruce prepare a letter to homeowners announcing the start of the inspection tour and letter writing campaign, realizing that enforcement would not be possible until new covenants were in place. The inspection tours should begin within a month. Town and County's inspections will be guided by our

existing covenants and will report finding to the Board prior to sending out letters.

- e) Chuck called for the election of new Tax Commissioners to replace George Brockenbrough and Travis Stevenson. Nan Smith and Al Wornall were elected by the Board. It was decided that, in the future, Cherokee Hills Tax Commissioners will always be the President, Treasurer and Secretary of the Board.
- f) Discussion by the Board about the status of the Covenants draft. With the exception of a couple of issues regarding the inclusion and consolidation of Phase II covenants, the Board felt, and Wilson Bruce encouraged, that we submit the changes as soon as possible. Wilson Bruce recommended that we use the firm McCabe, Trotter and Beverley in Columbia, SC and estimated the cost to be approximately \$2500.00.
- g) The need for Town Hall meetings to educate Cherokee Hills residents of the covenant changes and to have voting proxies signed was discussed. All signatures will need to be notarized and Board members have been encouraged to become Notaries. It was also noted that we include Wilson Bruce in our Town Hall meeting and allow him to present the covenants and address questions.
- h) Due to the lateness of the evening, it was decided to adjourn the meeting and finish the remainder of the agenda on 5/18/17 at 6:00 pm at 113 Amherst Drive

V. New business

VI. Adjournment

Chuck Stowe adjourned the meeting at 8:15.

Minutes submitted by: Al Wornall

Minutes approved by: Board with corrections