

**DATE:** Thursday January 11, 2021

**TIME:** 7:00 PM

**LOCATION:** Zoom session

# Cherokee Hills

## MEETING MINUTES

### Call to Order - Jason Eppley

- **Meeting to Discuss**
  - Highlights of the year
  - Budget report
  - Question and answer session from HOA members
- **Board members in attendance:**
  - Cecil Gray, Deborah Manning, Jason Eppley, Coleman Robinson, and Angie Robertson.
  - Mandy Lloyd (secretary only)

### Financial Report - From Nan Smith

- We were budgeted for \$23,500 for the year 2020. Our expenditures were \$21,776 so we are under budget. Ms. Smith requested from the county that our budget for the year 2021 be \$15,000. This is now a flat rate from the county rather than a millage rate.

### New Board Members and Positions

- Coleman Robinson (commissioner)
- Cecil Gray (Vice Chair)
- Joy McWhorter (commissioner)
- Jason Eppley (Chair)
- Angie Robertson (Treasurer)

\*\*\*\*Mandy Lloyd will stay on only as secretary and not be a voting member of the board. She is only going to be the keeper of records.

### New HOA members to Cherokee Hills

- We have two new families in Cherokee Hills: 122 Amherst and 150 Amherst
  - The welcoming committee will meet with the new homeowners and welcome them to the neighborhood.

### Entrance

- There is a new camera at the entrance. It is used to get licence plate numbers. This camera is only used if an incident occurs. At that time we can give the images to the police to help with their investigation. The camera is checked regularly to dump the images onto a computer and check the battery.
- Landscaping was completed this year. Adding new mulch at the entrance, hiring the landscaping crew to update the triangle and plant grass seed to make it look uniform and cut the tall grass on the high bank on Cokesbury Road. New plants were also added to the center island by the sign and we replaced the sprinkler control panel to help keep the plants watered in the summer when needed.

## Enforcing covenants (year 1):

There were a total of 12 separate infractions this year throughout the quarterly inspections made by Town and Country. These inspections were based on the covenants and restrictions but in place at the beginning of the neighborhood in the 1960's.

- 42% of the infractions to the were corrected
- 33% are in the process of correction
- 25% are pending correction

## Neighborhood Roads

- Deborah Manning has worked hard this year to get the roads. The roads were "patched" in April of 2020. Deborah is still in contact with the SCDOT and we are up for another inspection of the roads and hopefully move up on the list for repaving.
- Lynn Robertson commented on the current state of the potholes and deterioration of our roads in the neighborhood. Deborah will contact Leon at the SCDOT and get his crew out to fill and patch potholes again due to the deterioration since last year.
- Rock was placed on the embankment on Partridge because the embankment was about to give way and cause the road to collapse. The rocks were placed there after more dirt was brought in and tamped down. The rocks will help slow down the erosion process in that area. This need was recognized by the Reynolds family and they brought it to the attention of the DOT and got immediate response.

## Committees

- The board would like to form committees: Crime Watch, Welcoming, Beautification, etc. If anyone would like to be on a committee to help with our neighborhood or have a good idea for a committee, please let the board know.

## Concerns

- If any member of the Cherokee Hills HOA has concerns or questions about fines, letters or any other matters, please bring it before the board at our monthly meetings. We would be happy to hear any concerns or questions you might have.

## Adjournment

**SECRETARY APPROVAL:**  
(Signature & Date)

Deborah Manning and Jason Eppley

---