

**COLONIAL TRACE VILLAS
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
NOVEMBER 9, 2023**

MINUTES

Call to Order

Pursuant to call, the Annual Members Meeting of the Colonial Trace Villas Homeowners' Association, Inc. was held on November 9, 2023, commencing at 6:00 PM at the V.F.W Post 10804 located at 111 Highway 57 North, Little River, South Carolina 29566.

Quorum

Wini Price, President, formally opened the Meeting in accordance with the Declaration and By-Laws of the Association. Roll call was taken at the door in order to verify the establishment of a quorum.

Present in Person	21
Proxy	34
TOTAL	55

Proof of Mailing:

Virginia Taylor, Secretary examined the Proof of Mailing of the Notice of the Annual Members Meeting, and the instruction was given to Pam Bane to file the Proof of Mailing Notice with the official Minutes of the meeting.

Approval of Minutes:

Joe Kandala made a Motion to approve the Minutes of the November 8, 2022 meeting. Mary Ann Prater seconded the Motion and it unanimously carried.

Report of Officers:

Pat Ransack gave the financial report. Currently the HOA has \$181,000.000 cash on hand.

Dennis Cypher wanted to know if the Board of Directors could get the audit in April instead of at the Annual Meeting. The master deed in Article 2 Section 2 states that it should be prepared and made available to the ownership. Pam Bane stated that the information is giving to the CPA in January of each month. The CPA usually doesn't get it back to us until right before the Annual Meeting being that the meeting is in the fall. They normally get their spring audits done first. The Board will ask the CPA to prepare it before April, 2024.

Pam Bane stated the Colonial Charters Master Association Drainage Committee met with the h the golf course about putting the berm back and the Master Association would pay the expense to have it installed. Horry County Storm Water came out and looked at it and their opinion is that it will not work. We don't understand that they said it won't work when it has for many years until the golf course removed it. The Master Board is still pursuing what needs to be done to resolve this drainage issue. Steve Graybill stated the next time it rains; he will take a video so the Master

Board can show the golf course that the berm is needed.

The Colonial Charters Community Master Board meets the 3rd Tuesday, of every other month at the Little River Library at 10am. All owners are welcome to attend. The next meeting will be held in January.

There is discussion about the grate behind building 7 being too small and maybe needs to be larger. Some owners have been trying to keep the grate raked off but it's not helping.

Pam Bane stated the Association had an engineer come to the property about two years ago and the proposed installing storm grates the streets, enlarging pond and cleaning the ditch that goes from our pond to the golf course pond. It was determined it would cost around \$136,000 and we did not have enough funding for this project. Leonard Taylor stated he would rather have a berm put in on the Colonial Trace property giving owners less back yard than no berm and a flooded back yard and home. Some of the other owners agree that it was better to have a berm even if the association has to pay for it. A straw pool vote was taken regarding installing a berm behind those buildings and the majority of the owners were in favor. .

Pam Bane stated that a gas station may possibly be built and the entrance of Colonial Charters. It was determined that the two corner lots at the entrance have two different owners.

Election of Officers;

Steve Graybill, Pat Rusack and Joe Sogluizzo have submitted their names for nomination prior to the Annual Meeting. Wini Price opened the floor for nominations and or volunteers. Bob Bates was nominated from the floor. All nominees spoke of their qualifications. Wini Price made a Motion to close the nominations and Mary Ann Prater seconded and it unanimously carried. Patricia Weaver and Sharon Bennett volunteered to be the ballot inspectors and Freda Gore assisted. Steve Graybill and Pat Rusack were elected to the Board of Directors.

Old/Unfinished Business:

Mr. White paid for the free library at the mailbox station. He has contracted a carpenter to increase the window size to allow you to see more of the books.

New Business:

The 2024 Budget will have a slight increase. Without trash it will be \$490.00 and with trash it is \$509.00. Pat Rusack mentioned that the Board along with Pam Bane tried to get the dues under \$500.00 to cover all of our expenses. The Board will be discussing ways to eliminate or reduce cost for the Association. We budgeted \$196,000.00 for insurance and if it comes in over budget in April for the renewal, we will have to special assessed for the difference. With the increase, we will be contributing at \$93,000 to the reserve account. This will allow the association to start back with the roof replacements. Chris MacCallum stated that it would be hard for the association to pay the full amount of the insurance at the time of renewal. The HOA should be proactive by getting at least \$300 to \$400 from the owners or the HOA will have to pay a big down payment. Pam Bane explained that insurance is now at an all time high. Originally it was coastal areas, but now it is all over the country, so it is not just Colonial Trace facing this increased cost. The Association also was required to have an appraisal of all the buildings and

the replacement cost had to be increased, which also increases the premium. One of the issues within our State are lax building codes, increasing property values and the lack of insurance companies that are willing to write the insurance policies. Dennis Cypher and Bob Bates volunteered to be on a committee to work with our Associations in our area to talk to the insurance commissioner and other officials to try and find ways to reduce insurance cost.

Mark Burgee proposed a plan for each owner to pay a onetime assessment of \$150.00 to pressure wash the concrete sidewalks, curbing, driveways and remove and reinstall of the all scallop blocks in front of the buildings. All figures are negotiable with no time frames. Carol Lang (stated that some owners already power wash their drives ways and side walk. Chris MacCallum states that the street does need to be cleaned up. Leonard Taylor had a suggestion as to the HOA doing the sidewalks and the streets and the owner would be responsible for their driveway. Mark Burgee stated if it was not going to all be done he was removing the proposal.

There was discussion about the Bradford Pear Tree needing to be removed. The roots are starting to cause issues with AC units and the buildings.

The broken window fund is a pool of funds that owners pay to get into to pay for broken window glass. If an owner gets a broken window and is a part of the window fund, they can get their window glass replaced, take a copy of the bill to Property & Association Management, the HOA will refund their money for the broken window glass. There are enough funds for approximate one more glass replacement. Once the finds are depleted, notification will be sent to all owners the fund it now open again. You can not opt in past the deadline until the next time the funds are depleted. The funds only replace glass, not the entire window. There will be specific guidelines going forward for the window fund that will be discussed at a later date.

The HOA is asking all owners to please refrain from putting paper towels or flushable wipes in the toilets. The flushable wipes have a tendency of clogging up the pipes.

Adjournment:

There being no further business to discuss James Drake made a Motion to Adjourn. The Motion was seconded by Dennis Cypress and it unanimously carried.

Respectfully Submitted,

Freda Gore, Recording Secretary