

# ROHA General Meeting Minutes

## 31 January 2012

### I. Call to Order

Kevin Bruch, President called the meeting to order at 7:02 PM on Tuesday, 31 January 2012 at the Faith Assembly Church on Appian Way.

### II. Councilman George Bailey was the guest speaker and presented an overview of future developments within Dorchester County.

1. The County is planning to build a new jail to replace the existing facility that needs significant improvements and does not meet the current needs of the county. The proposed location for the new facility is in the Demming Way area of Summerville where the current Sheriff's complex is located
2. A developer has applied for 1000 new permits to expand Westcott.
3. There are plans to build a new 48,000 square foot Library, police station and an EMS on Patriot's Blvd near Fort Dorchester High School. The EMS from the Ashley River Fire Department would be moved to this new facility.
4. There are plans to build an EMS in the Trolley road area.

The councilman also agreed to see if the County could provide assistance with the vacant/abandoned homes in our neighborhood.

Councilman Bailey also informed the members in attendance that he has requested that the County Transportation Committee (CTC) assess the condition of the roads in lower Dorchester to include ours to determine the need and priority of resurfacing.

### III. Roll Call

Thirty (30) homeowners were present which included twelve (12) Board of Directors members. A quorum was established in accordance with Article VIII, Section 4 of the ROHA Bylaws. There were an additional thirty-four (34) valid proxies. Three homeowners voted via proxies that were not valid because they are not in good standing for failure to pay dues in accordance with the ROHA Bylaws Article IV, Section 4.

- IV. The 2011 ROHA annual financial report was presented and reviewed by the members in attendance. John Irvine of Woodington II made a motion to accept the Annual Financial Report. The motion was seconded by Carol McDougall and carried unanimously.
- V. The President explained the requirement to have the financial records audited annually and requested three volunteers to conduct the audit. Donna Shelters, Darcia Hicks, and Carol McDougall agreed to conduct the audit. Kevin Bruch agreed to make the arrangements to get the audit completed.
- VI. As agreed to in the October General Meeting the President presented an estimate received from RainFree Irrigation regarding the restoration of the irrigation systems on Park Forest and Landing Parkway. The estimate is for \$1000-\$1500 to conduct troubleshooting and making some repairs required to complete the evaluation of the existing system. Several pro and con arguments were made by several homeowners and a vote was conducted via ballot to pursue restoration or remove the existing water meter and permanently abandon the systems. The vote was seventeen (17) for pursuing restoration and twelve (12) against and one (1) abstained.
- VII. The proposed budget for 2012 was presented and several discussions were conducted regarding the improvements that are in the budget, the additional costs that would be incurred due to maintenance and replacement of the decorative street signs, the pros and cons of contracting street sweeping and the need to ensure that the Dorchester Property Management Company was

*Approved 2/20/12  
John Irvine 10/2*

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properly performing C&R enforcement. A vote on the proposed budget was conducted via ballot and proxies. The result of the vote was thirty-nine (39) for the proposed budget and twenty-five (24) against, one (1) abstained.

- VIII.** Paul Kowacich briefly discussed area development which included, the addition of Thirty-three to thirty-four (33-34) single family homes are being constructed in Indigo Fields adjacent to Marsh Hall, a shopping complex is being constructed across Westcott Blvd to include Harris Teeter and Marshall's, and a large recreation park is being constructed on Dorchester Road before Westcott.
- IX.** Nominations were accepted for the vacant board positions. There were no nominations but Jennifer Davis and David McDougall volunteered to fill two of the vacant positions and will be voted on at the February Board Meeting in accordance with the ROHA Bylaws Article V, Section 3.
- X.** The President presented a brief on a future lawsuit against the association. A homeowner in Woodington II is filing suit via their title search company against the association requesting that they be release from the C&Rs. After an initial consultation with the association's lawyer an initial amount of \$7500 needs to be placed in escrow to provide funds the association's defense and that it was acceptable to utilize the emergency funds for this purpose. The association will be filling a counter suit to recover the costs of legal fees. As more details become clear they will be made available at a homeowners request and updates will be provided at future general meetings until this matter is closed.
- XI.** Terry Lundburg reminded everyone that there will be a Crime Watch Meeting on March 15<sup>th</sup> and encouraged those present to attend.
- X. Adjournment**

Meeting was adjourned at 8:50 PM.

**The next Board meeting will be February 20, 2012**

