

# MINUTES | Cascades HOA Board meeting: 8/2/2023

A regular meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, August 2, 2023, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

**Board members present:** Dennis Buttimore (president), Kathy Strauss (secretary/newsletter), Mallory DeMayo (treasurer), Ed Swanson (vice president)

**Board members absent:** Ed Swanson (vice president), Joey Childress (member-at-large)

**Representing SemperFi Property Management:** Billy Rivera, Property Manager and Allie Pinkus, Property Manager

**Call to order:** Mr. Buttimore called the regular meeting to order at 6:30pm

**Acceptance of Minutes:** The Board was provided a copy of the minutes from the Special Meeting, May 1, 2023, to discuss & hear the allegations against SemperFi Property Management. It was found that none of the allegations were founded and the HOA board met and voted unanimously to keep SemperFi Property Management on. The minutes were provided for review prior to the meeting. There were no corrections or comments. A motion was made by Mr. Buttimore to approve. The minutes were unanimously approved by Mr. Buttimore & Ms Strauss. **It was MOVED** to accept the minutes of the May 1, 2023, Board of Directors Special Meeting with no correction made. The Board was provided a copy of the Regular Meeting minutes from May 3, 2023, for review prior to the meeting. There were no corrections or comments. A motion was made by Mr Buttimore to approve. The minutes were unanimously approved by Mr. Buttimore & Ms Strauss. **It was MOVED** to accept the minutes of May 3, 2023, Board of Directors Regular meeting with no correction made.

**Annual Meeting Announcement:** Mr. Buttimore announced that the next meeting of the HOA Board would be the Annual Cascades at Azalea Lakes Property Owners Association meeting to elect new Board members. The meeting will take place on October 19, 2023, at 6:30pm in the Cascade Villas clubhouse on Azalea Lakes Blvd. There is one opening on the Board for the Treasurer seat. A resident brought up that a nominating committee was required for this Board election 30 days prior to the meeting and stated that they wanted to replace the entire Board. Mr. Rivera replied back that there is only one seat open and that to do such would require the request of a Special Meeting to do this. The Board elections follow the Master Deed & By-Laws of the Cascades POA. Following that, the Board acknowledged that a call for a nominating committee to be formed for the open Board seat(s) would go out to the residents 30 days prior to the Annual Meeting.

**Financials:** Mr. Rivera stated that the 2<sup>nd</sup> Quarter Financials (as of 6/30/2023) were posted online. He said that the Operations account had a balance of \$8,919.31 and the Reserves account had a balance of \$12,027.43. There was nothing of note in the books.

He discussed the accounts that were in collections, stating that as of the last meeting there were 13 in collections with the attorney and to date have collected eight of them. To date, there are five remaining – with an additional 10 new accounts that are a quarter behind in payments having letters being sent.

Mr. Buttimore commented on the Budget vs Actuals and the only thing that stood out to him was the \$1,300 in legal fees. But that amount was due to the attorney sending out the liens to the 6 or 7 slow payers.

Introduction of Property Manager: Mr. Buttimore introduced Allie Pinkus, the new Cascades POA Property Manager with SemperFi Property Management. She will be using the contact email for the community of [caalpoa@yahoo.com](mailto:caalpoa@yahoo.com) rather than the one that was written in the July/August newsletter.

#### **Committee Reports:**

- **ACC Committee:** there were two ACC requests submitted for approval. A pergola on Great Lakes Circle and a resident who wanted to install a Generac generator – also on Great Lakes Circle.
- **Welcoming Committee:** No new homeowners were reported that moved in. It was suggested to connect with SemperFi to confirm this. A resident stated that he moved in recently and was never welcomed. Ms. Strauss told him that the original Welcoming Committee chair, Mary Kerr's husband passed away and resigned from that job. That there was no volunteer for that position until just recently. She pointed her out to everyone present.

#### **Finished Business:**

- A project on Rockwater Circle was completed. It included 3 homeowner's properties and the HOA. The rip rap collapsed by the drainage pipe and water was backing up into the homeowners yards. It was pointed out that these were the 2<sup>nd</sup> homeowners and that the 1<sup>st</sup> homeowners had done previous drainage work for a similar issue. The new homeowners paid for the repair work that was on their property and it was brought to the property line where the HOA manages (large sewer drain and rip rap to the pond) – the HOA paid for that portion of the repair. Total cost for the repair was approximately \$2400-\$2500. The discussion continued saying that there was a rumor going around in the neighborhood that the HOA paid for the entire bill. Mr. Swanson clarified that the rumor was untrue and that the homeowners paid approximately \$1,000-\$1,500 of the bill, leaving the remainder to the HOA to pay. Another homeowner asked how is it determined where the line is between the homeowner & common land. Mr. Buttimore stated that it was all in the Horry County tax maps. It was continued with the question "who was responsible for maintaining the property that was adjacent or next to the fence lines, etc." Mr. Buttimore gave an example, i.e., "many homeowners had installed fences that were on or directly next to the common area/homeowner property line. It was expected that even though that it was common area – it appears by the eye to be owned by the homeowner. Also that the homeowner was expected to maintain that piece of property." Mr. Swanson then added that how it was determined who paid what – he gave the example that most of the time, the HOA paid for repairs where the property line was in line with the drain's rock line. Or in the case if a homeowner had a fence installed directly on the pond edge, the HOA would ask that homeowner install drainage up to that fence line & that the HOA would maintain the property along the pond edge (common area). In the cases where the homeowner's property goes directly into the pond, the HOA looks at how bad the erosion is and makes a determination from there as to who is responsible for the repair – with maybe a chip-in from

the homeowner to help mitigate the cost. The question was brought up as to “who gives the authority to decide what needs to be repaired or when to repair?” Mr. Swanson said the Board consults with the contractor(s) that specialize in that type of repair – as well as consulting with Clemson University. Further comments continued with suggesting that if a homeowner didn’t know what/where their property lines were – to get a survey done of their property. Mr. Buttimore said that any homeowner that wanted to make changes to their property had to fill out an ACC form (architectural change) & that it could be found on the community’s website portal.

- All other projects have been completed.
  - The waterfall is finally fixed. The original electric box was placed directly on the ground, so year after year of mulch being tossed on it – shorted it out completely. The new box has been raised off the ground.
  - The rock & mulch beds throughout the community (28 of them) have been cut back, cleaned & sprayed for weeds.
  - Fall Community yard sale is Oct. 13-14 with a rain date of Oct. 20-21. An email announcement with more information will be sent out at the end of September. Sandy Herman runs the yard sales – any questions are to contact her. The announcement was in the July/August newsletter too.
- **Registered agent.** Mr. Buttimore brought up that Cascades is a business entity, Cascades Property Owners Association, Inc. – that the community had a registered agent and SemperFi filed the paperwork when they were hired on as the property management company in 2022, and they only just to become such on May 15, 2023. The community’s old registered agent was John Reyelt with Gold Crown, the community was with him for a full year. When he resigned, the registered agent circled back to the CT Corporation out of Columbia, SC. Because of this, the paperwork of the community became fouled up with the state and the county. Now that this matter has been rectified – the tax bills are coming to the right place and in a timely manner.

### **Open Floor to Homeowners**

- A discussion about the election & election past came up. Mr. Rivera asked that it be tabled.
- A homeowner brought up concerns about the lack of maintenance around the pond on Springwater Loop. Mr. Buttimore explained that the pond maintenance can’t get his boat in the shallow water because it has a trolling motor. Mr. Swanson explained that the new landscape maintenance contractor had been there to do mulching and clean-up work a few days prior to the meeting.
- A homeowner also asked that any Board members not give their opinions about homeowner’s properties in the newsletter.
- A homeowner asked about a non-working fountain over by Freshwater. Another homeowner asked about another fountain that wasn’t working on Coldwater.
- A request to have the pond maintenance contractor come look at Turtle Pond.

### **Property Management comments**

Mr. Rivera continued a discussion about the community portal system on Appfolio. He told the new homeowners present at the meeting that they could access their accounts to view documents and pay their dues online, view statements, and even put in a work order or submit an ACC request. work order in. He also said that he has some suggestions for guidelines/rules on the basketball hoops due to numerous complaints

about them – he will present these to the Board. Also, he talked about the fact that the roads in the Cascades community are owned by the county. He has another community that SemperFi manages and the same complaints about vehicles being parked, etc. and a homeowner in that community brought a lawsuit against that HOA board. He is awaiting a resolution on that suit to help guide SemperFi on how to advise other of their HOA communities as to deal with the vehicles/roads issues.

A homeowner asked about how the work orders were paid. Mr. Rivera explained the process of expenditure approval followed SC laws for HOAs

Another homeowner asked who was responsible for identifying property violations – was it the HOA board or SemperFi. Mr. Rivera explained that it was SemperFi’s responsibility for that task and they do a “neighborhood drive through” once a week.

**Adjournment:** There were no further comments or other business to discuss. Mr. Buttimore adjourned the meeting at 7:45pm.