

# MINUTES | Cascades HOA Board meeting: 11/12/2025

A meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, November 12th, 2025, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

**Board members present:** Dennis Buttimore (President), Ed Swanson (Vice President), Maria Gibson (Secretary), Wanda Torrey (Treasurer)

**Representing SemperFi Property Management:** Jennifer Richardson and Michelle Gason

## Call to order:

A call to order was declared by Mr. Buttimore at 6:33 pm.

## Roll call of BOD Members and Property Management Team

Ed Swanson (Vice President), Dennis Buttimore (President), Maria Gibson (Secretary) and Wanda Torrey (Treasurer)

(Semper Fi Property Manager), Jennifer Richardson and Michelle Gason.

## Financials

Mr. Buttimore wanted to clarify a statement that was made by a homeowner at the previous board meeting. It was in regard to the reserve fund and using the money to reduce the dues. Mr. Buttimore explained that the problem was between people that pay quarterly and annually. There is still three months of homeowners money sitting in that number. So that's about \$18,000. You have to subtract that amount out and that brings it down under \$30,000. That money will be gone by the end of the year, it's already spoken for. It's not money we really have to spend. Mr. Buttimore wanted to clarify how the reserve funds work.

The other thing that has happened this year is that we have underspent the budget. In 2023 we were \$6,000 over budget. In 2024 for ponds, regular contract and repair we were \$10,000 over budget. So far in 2025 we are \$1,000 under budget for ponds and repair. So, we have a little bit of extra money floating around that we are not spending on anything.

Landscaper supplies: In 2023 we spent \$15,000 and we were \$2,000 over budget. In 2024, we spent \$5,000, we were right on budget. In 2025, we are \$1,000 under budget.

The \$7,500 check we received from Courtyards. This was \$7,500 we did not have to pay for the electricity. So if you add all that together, this is giving an artificially high number, but that will settle out. Mr. Buttimore asked the homeowners if there were any questions with the financials. A homeowner said that he thought we should

have more money in the reserve funds than we do. Mr. Buttimore agreed. He said we should have more money in our reserve. Mr. Buttimore said the reserve should be 40% - 50% of what the annual money is.

Currently, the annual money we take in is about \$150,000. So, roughly we want the reserve to be \$50,000 - \$60,000. The homeowner asked what we have in the reserve funds right now. Mr. Buttimore explained that we have about \$40,000.

#### **ACC:**

Ed Swanson spoke about items over the last three months:

A picket fence went up. Two roofs went on. A fence in a yard. Some pavers were put in a backyard and a spa was added to it. There was another fence. A new composite decking. Some replacement of shingles. Some more roofs. A replacement of a roof.

#### **Aquatic Plants**

A new homeowner asked if several years ago, when there was flooding, the level of the ponds was reduced by two feet to prevent flooding? Mr. Buttimore stated this was not the case. The homeowner then asked if we increased the level of the pond water back up two feet, would this help with the bank issue? Mr. Buttimore explained that it was Storm Management who was responsible for lowering and increasing the level of the ponds.

Another homeowner asked why the runoff water behind the homeowners on Coldwater Circle is not taken care of, if it is next to the homeowners private property. Mr. Buttimore explained that we are not allowed to touch that water.

Wanda Torrey stated that a meeting was held recently for homeowners about erosion and ponds. A representative of Clemson spoke and informed homeowners that the big stones were not a good alternative because they fall into the water and they do not last. She did send information and websites to look at for purchasing plants if homeowners want to look at that.

Wanda Torrey mentioned creating a committee to research more about erosion and ponds. A homeowner asked what would be the cost for some of these aquatic plants that were mentioned. Wanda Torrey stated she did not know. She also said that there may be an expense in planting the plants and that they take three years to take hold. Another homeowner mentioned that the waterfall near the Cascades sign is full of leaves and stuff that should not be in there. Mr. Buttimore mentioned that the Clemson representative spoke about growing the grass for more than four to five inches for four to five feet up from the bank. Mr. Buttimore proposes next spring to put up signs for the landscapers to not cut the grass. This would be an inexpensive way to help with erosion.

## **Fountains**

Mr. Buttimore mentioned Fountain No. 14, which is the second fountain down in Great Lakes. It is a one horsepower fountain that has stopped working. We checked it out and we needed to get a new one. The cost of the new pump was \$4,600. There is another problem in Turtle Pond. We always had one horsepower fountains in Turtle pond but due to erosion, these fountains are a little bigger than we need in there. We have four fountains in Turtle Pond. There is a fountain that is a half horsepower fountain that comes out at a nice speed. We plan to replace these fountains on Turtle Pond as they break, replacing them with a half horsepower pump instead of one horsepower. This will help with the erosion.

Mr. Buttimore asked the homeowners if anyone had any problems with the fountains near them. A homeowner mentioned a bubbler that has been out near his house for some time. Mr. Buttimore took the address of 3031 Rockwater to investigate the problem.

## **Santee Cooper**

Mr. Buttimore stated that he cut the fountains down to 3:00 last year because he did not understand or could not get a good enough answer from anybody at Santee Cooper. Now, Mr. Buttimore and Wanda Torrey have found out that the more electricity you use during peak and off peak, lowers the demand price. Mr. Buttimore admitted that he was wrong to shut off the fountains. Mr. Buttimore stated that the fountains will be switched back to the hours of 9:00 a.m. to 7:00 p.m. with this new information.

## **Christmas Potluck**

Mr. Buttimore said that The Cascades could have a Christmas potluck which volunteers will discuss and try to organize a date, time and location and then advertise to homeowners accordingly.

## **Budget**

Mr. Buttimore mentioned good news, the assessment income is going to stay the same, \$60 a month. There is no reason to raise them. We are going to try to contribute \$18,000 to reserve and help build it up so that we have \$148,000 to run this place. For the accounting, we are going to do an audit for 2025, so that will cost about \$2,400. \$12,000 for the landscaping. Expenses and supplies are \$10,000. Pond hill and repair is an estimate, we are going to say \$20,000.

## **Q & A**

A homeowner mentioned that they live on the Great Lakes area and their property backs onto where they are doing all the land clearing. They stated that they had a terrible time with mosquitoes before, but now it's worse and when it rains the property between their property line and the builders orange fence back there is like a flood. The homeowners asked who will maintain that area?

Mr. Buttimore said that it is the Jackson company or whoever owns that part of that area. The homeowners stated that they did not know who to contact if one of the trees fell. Wanda Torrey asked for the address of the

homeowner. They provided 1113 Great Lakes. For the mosquitoes, Mr. Buttimore recommended calling Mosquito control and using a Dynatrap. Mr. Buttimore also recommended visiting the Jackson Company offices.

A homeowner expressed concerns about a rodent problem in the community. Mr. Buttimore mentioned he was thinking about bait traps around the ponds but that homeowners need to take their own preventative measures also.

Another homeowner mentioned he saw two coyotes on Coldwater Circle and so homeowners with small dogs should be cautious. Mr. Buttimore suggested animal control could help.

Mr Buttimore called the meeting to an end at 7:05 p.m.