

MINUTES | Cascades HOA Board meeting: 05/13/2026

A meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, May 13th, 2026, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

Board members present: Dennis Buttimore (President), Maria Gibson (Secretary), Ana Lansberg (Member At Large), Wanda Torrey (Treasurer)

Representing SemperFi Property Management: Jennifer Richardson

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

Dennis Buttimore (President), Maria Gibson (Secretary), Ana Lansberg (Member At Large), and Wanda Torrey (Treasurer)

(Semper Fi Property Manager), Jennifer Richardson

Financials

Wanda Torrey said the financials are looking pretty good. We are well within budget. As of the end of April 2026, we had \$35,000 in our operating cash and our reserve account is up to \$78,655. So we are doing well without raising any of the dues. If anybody has questions about financials Wanda stated that she would be happy to answer. She can also provide copies.

A homeowner asked what was going on with the waterfall. Mr. Buttimore explained that there is not enough water in the basin. It's below the intake valve. Grand Strand Water has put a meter on it, and tomorrow they will refill the basin. We are in a terrible drought so all the ponds are down. We need water.

Dennis Buttimore mentioned that the reserve account is full but there is a lot of work coming up with a lot of work on the hills. One hill is split on the Great Lakes. We also have a dredging job on the Great Lakes.

ACC:

Dennis Buttimore said one homeowner has put in 700 sq feet of artificial turf. There have been two roofs put on. At least three people have replaced all the windows in their houses. We have had a few driveways extended. A couple of fences were put in. A Pergola and Tiki Bar were put in. There was also someone who removed a big tree in front of their house.

Newsletter

Maria Gibson talked through the items in the newsletter. The first page has contact details of the board members. There is a page that states all the upcoming board meetings. The date and time. There is a page about Horry County Fire requesting homeowners park in their driveway whenever possible to provide access to critical areas when a fire truck or ambulance is needed. The following page lists what HOAs cannot pay for. This includes utilities, repairs to private property, services, board members meals, gifts, landscaping on private lots, driveway repairs or exterior home repairs.

The next page mentioned that Santee Cooper is planning to raise the cost of electricity. There is a public meeting if homeowners would like to attend. The following page has a picture and shows the benefits of artificial turf. The final couple of pages show the minutes of the last meeting. Maria Gibson asked if there were any questions? No homeowners responded.

Dennis Buttimore explained to the homeowners that they can go to meetings in regards to Santee Cooper and provide input. Santee Cooper's board has voted unanimously to raise the rates for 2027 and 2028. They claim it is only going to go up \$13 total for both years. In October, Santee Cooper's governor board is going to vote on whether or not to enact the increase.

Dennis Buttimore reiterated about homeowners parking in their driveway. A homeowner complained about a car parked in the street leaking oil and Mr. Buttimore said that 30 day notices were going out and fines would be given. A few homeowners asked about boats and RVs. Mr. Buttimore explained because our roads are county roads we cannot make laws for them.

The Website

Mr. Buttimore is coordinating with Semper Fi so that Mercedes will have some input with Cascade news on our website.. This will help items to be put up on the website in a more timely manner. The website is cascades@azalealakes.com.

Any Questions

A homeowner asked about the dredging. Are we going to be using bags up against the banks? Mr. Buttimore stated yes, we want to do that particularly in the Coldwater pond because what has become exposed is a void underneath the hill. The idea is with a new product using the soil from the dredging. We need to get some support there. We are going to try it and see what happens.

A homeowner said that regarding big trees being cut down, one home has left a very unsightly stump there and is that going to be allowed to stay? Mr. Buttimore said they should grind it down and asked for the address.

A homeowner spoke about the house next to hers that is up for sale. She mentioned that the buyers told her they were going to build a fence from the mailbox straight down. The homeowner said that they could not do that. They needed to get it surveyed. Mr. Buttimore stated that the fence had to be approved by the ACC committee. Mr. Buttimore asked where this was. It was Freshwater. Mr. Buttimore stated that they are not approved for this fence. No paperwork had been submitted yet.

Maria Gibson mentioned a summer social was in the works and to watch out for a time and date. A homeowner mentioned the Fourth of July, then Mr. Buttimore stated that fireworks are not allowed in our community.

A homeowner that backs onto the new cleared land wanted to know if a fence was being planned to be put up. Mr. Buttimore said they usually put up something. They did the last time. The homeowners stated that the back of their house is red from all the dust that blows onto their property from the new building. They have cleared all the trees behind the house. Mr. Buttimore said the company should at least clean their house. Mr. Buttimore said there were a couple of people he could ask to find out who is doing the new build.

Wanda Torrey spoke about the meeting she attended about the ponds. Mr. Buttimore reiterated that if possible homeowners should try not to cut their grass from the waterline up. Mr. Buttimore has signs for homeowners to let the landscapers know. Mr. Buttimore also mentioned a pipe between the houses to drain the water.

A homeowner requested a no soliciting sign for freshwater / coldwater. They are getting inundated with soliciting. Mr. Buttimore said he could get a couple of signs. Mr. Buttimore also mentioned to homeowners that when solicitors come to the door, to request their soliciting permit.

A homeowner also mentioned a no trespassing sign on the waterfall had gone missing. He said he has seen kids there. Mr. Buttimore said he has a couple signs he can put up.

A homeowner complained about a bunch of kids on electronic motorcycles and stuff, riding down the middle of Azalea Lakes Boulevard. The homeowner was concerned that one of them might be killed. Mr. Buttimore said he would check with the locals about what to do.

A homeowner asked Dennis Buttimore if he knew that homeowners on Coldwater Circle were getting handwritten notes about feeding the geese in their mailboxes. Mr. Buttimore said he did not but that it must be a neighbor.

Mr Buttimore called the meeting to an end at 7:15 p.m.