

MINUTES

Stones Throw, HPR

Board of Directors Meeting
July 16, 2018 at 4:00pm in the Clubhouse

I. **Call to Order / Establishment of Quorum** – With a Board quorum, Gordon Jensen called the meeting to order at 4:06pm.

A. **Directors Present** – Gordon Jensen, President; Chris Jensen, Vice President; J. Barry Dumser, Secretary/Treasurer; Brad Tadlock, Director

B. **Directors Absent** – David Gundersen, Director

C. **Owners Present** – Dawn Langness (#21); Dennis Jensen (#27); Patrick Collison (#31)

D. **IMC Representatives Present** – Jaime Fenstermaker, Association Manager; Lyndsey Dorshimer, Minutes

II. **Approval of Minutes**

A. **May 17, 2018 – Barry Dumser made a motion to approve the minutes from the May 17, 2018 Board meeting as presented. Brad Tadlock seconded the motion. The motion passed without opposition. Chris Jensen abstained.**

B. **2018 Annual Meeting** – tabled.

C. **Organization Meeting** – tabled.

III. **Management Report** – *See Attachment A for Management Report*

IV. **Old Business**

A. **Painting Project** – The Board retained CPW Engineering to write up the specifications, scope of work and collect bids for the painting project. higher than what was originally quoted. Four of the five contractors solicited provided bids ranging from \$212,000 to \$428,000. The figures provided do not include wood rot repairs, which would be billed on time and material. Mr. Walczak of CPW Engineering does not think the wood-rot replacement will be too significant from his initial walkthrough of the property. The Board asked that CPW Engineering reach out to contractors from the Savannah/Beaufort area for additional bids, rather than sticking to the HHI/Bluffton area only.

1. **Paint Colors** – The idea of changing the exterior color was discussed, however, it would be difficult to make changes to the wood siding because it currently matches the color of the patio fencing. Painting of the patio fencing is not part of the painting project. However, changing the stucco color is an option.

- B. Construction Loan** – The construction loan cannot proceed until the Board has signed off on the contracts. Garrett Hamilton will collect the information and discuss his findings with Gordon Jensen in further detail. Nothing will be finalized until it goes before the Board for a vote.

V. New Business

- A. August Meeting Date** – Changed to August 21st at 4:00pm in the Clubhouse.
- B. Unit 44 – HVAC Line “Protector”** – The owner of unit 44 installed a metal trellis to protect the unit’s HVAC line from being stepped on. The HVAC unit is located in the common area landscaping. The Board suggests this owner propose to the Board an alternative means to protect the HVAC lines that is less obtrusive. In the meantime, the trellis currently in place will need to be removed.
- C. Unit 54 Front Door** – The owner of 54 has requested to change their front door and storm door. The front door will be painted the Stones Throw approved gray color. Jaime Fenstermaker read the Board approved guidelines associated with changing out the front door to the Board, which states front door and door trim is to be painted the approved Stones Throw gray color and the storm doors will be bronze. After some discussion, **Brad Tadlock made a motion to approve the request for the front door being consistent with the Stones Throw approved colors. Barry Dumser seconded the motion. The motion passed without opposition.**

VI. Financial Report

- A. Approval of the May Financials** – Brad Tadlock made a motion to approve the May financials, as presented. Barry Dumser seconded the motion. The motion passed without opposition.
- B. Approval of the June Financials** – Barry Dumser made a motion to approve the June financials, as presented. Brad Tadlock seconded the motion. The motion passed without opposition.

VII. Executive Session

- A. Collections** – Nothing to discuss at this time as no owners are in collections.
- B. Compliance** – Most owners have taken care of the issues, however, there are some owners that have not responded.

1. Appeal Hearings

- a. Unit #57 – Hanging Plants** – The owner of unit 57 has hanging plants along the soffit, as well as outside the balcony railing, which is not in compliance with the regime’s guidelines. The owner submitted a written appeal to the Board requesting approval of the hanging plants. **Brad Tadlock made a motion to direct the owner to remove the hanging plants and any personal items attached to the building**

and exterior of the railing to be consistent with what has been done to previous owners of a similar offense. **Barry Dumser seconded the motion. The motion passed without opposition.** The owner may set the plants on the balcony deck or within the inside of the railing.

- VIII. **Adjournment** – With no further business to discuss at this time, **Brad Tadlock made a motion to adjourn the meeting at 5:07pm. Barry Dumser seconded the motion. The motion passed without opposition.**

APPROVED

Site Report – Attachment A

I. Monitoring your Service Contracts

- A. Pool – Lighthouse Pool Company
Satisfactory. Pool is open for swimming 4/1-9/30. Pool is serviced one time daily. Maintenance items since the May Board meeting: ladder step replaced, motor replaced, chlorinator replaced and cracked water supply hose to drinking fountain replaced. PH tested low for DHEC inspection on 7/12. Pool closed briefly until pool tech came to site and re-tested using different kit. PH tested normal. Pool re-opened.
- B. Refuse – American Pride
Satisfactory.
- C. Pest Control – Lanes Pest Control
Satisfactory, although at times have a slow response to call back service. Lanes re-scheduled Wed. July 4th service to Tuesday, July 10, but did not show up. Lanes serviced units on Wed. 7/11.
- D. Termite Control – Island Pest Control (1-55) & Hilton Head Exterminators (56-63 & clubhouse)
Inspections of bait stations are performed quarterly. Inspections of buildings are performed annually. Interior inspections for 1-55 are scheduled for July 30th.
- D. Landscaping – BrightView
One time per week service (generally Friday). Second application of pine straw was installed by Bella Straw at the end of May.
- E. Bathroom Cleaning - Hilton Head Cleaning Services.
Daily cleaning 4/1-9/30. Satisfactory.

II. Maintenance

- A. Light pole was out at first entrance and reported to Palmetto electric on July 6th.
- B. Much of the riser of the step to the clubhouse deck was rotted and replaced.

III. Projects

- A. Parking / Roadway resurfacing – to be completed in the fall 2018.
- B. Painting of buildings – Board of Directors approved via email retaining CPW Engineering to write RFP and bid out project for cost of \$4,000 and 4% of construction cost to provide construction oversight. RFP provided to 5 contractors. The bids were due back on July 13, 2018. 4 bids received.

VI. Other

- A. Communications –Board mtg minutes posted on IMC website. Board meeting agenda email blasted to property owners.
- B. Annual Meeting – Held June

X. Financial Report – May & June financials distributed to Board.