

Minutes for 1st Annual Madison Pointe HOA Meeting 2-11-2019

The meeting was called to order at 7:07 pm by Temporary President Victor Griffin. Victor introduced the additional members of the volunteer Temporary Board of Directors: Jim Budday, Secretary; Patrick Eisman, Treasurer. This Board was established in 2018 when residents approved establishing a Home Owners Association, now referred to as the HOA.

Reading of minutes of previous meeting was suspended due to fact that no minutes existed.

Camille Schatzle moved to cast a unanimous ballot to accept the Temporary Board of Directors. The motion was seconded.

Jim Budday explained reasoning for the existence of Homeowners Association. When David Hazel, owner of Distinguished Designs began the Madison Pointe Subdivision in 2014, the existing covenants were filed in Oconee County at that time establishing Madison Pointe as a subdivision. In review of the standing covenants at a general meeting with Mr. Hazel, he informed the homeowners that Madison Pointe owns 3 parcels of common property designated "green space" and referred to as "common areas". The covenants state that there must be an insurance of a minimum of \$1,000,000.00 dollars (1 million dollars) for these common areas. Also the county of Oconee has taxed these parcels and Madison Pointe must pay the taxes. One parcel borders the west side of Madison Pointe is 5.75 acres, which includes a 15 foot wide easement that runs the length of the property to accommodate wiring for Duke Energy. And, this parcel also includes a 15 foot wide easement that runs the length of the property to accommodate sewer line for Oconee County. A second parcel borders the east side of Madison Pointe at 1.75 acres. Third parcel borders Madison Pointe on the north side parallel to Perkins Creek Rd. The HOA has been established for the protection of the residents by providing the insurance and paying taxes which have been done.

Also in review of the covenants filed by Mr. Hazel, we discovered that all the verbiage referred to Greenville County and included; swimming pool, club house and tennis courts. Since these items did not apply to Madison Pointe. The Board of Directors engaged Ann Sullivan, Attorney at Law specializing in real estate law and transactions. After Ms. Sullivan's review, she advised that we restate the covenants to include only items pertinent to Madison Pointe which we have done. This establishes Madison Pointe for single family residential dwellings. The Board provided copies of the restated covenants to residents and a ballot to approve or not approve these restated covenants. After review and counting ballots, we have 33 approval, so the restated covenants have been accepted.

The Architectural Review Committee was originally David Hazel and his sister Elizabeth. Since they are no longer part of Madison Pointe the point of Architectural Review Committee was moot, as all homes are already completed and occupied. After some general discussion of this committee, the consensus was to have the Architectural Review Committee be reestablished. Dave Scherup moved to reestablish the committee. Brenda Griffin seconded. The vote was called and motion was passed with a unanimous vote. Any resident wishing to serve on the Architectural Review Committee should contact the board via website or email; madisonpthoa@gmail.com.

Residents and Board wish to have the HOA run at a comfortable and perhaps a “relaxed” posture. And to help promote this posture is by Madison Pointe being within city limits of Seneca. Thereby any problems experienced by residents will fall under auspices of City of Seneca Codes. As any situation arises the residents are strongly urged to call City Offices or Seneca Police to resolve problems. The Board may also intervene to assist in a resolution if necessary.

The road and cul de sacs of Madison Pointe were donated and accepted by the City of Seneca. We do not have to maintain road. Madison Pointe roadways are on the City schedule for re-pavement. We however do not have a reliable timeline for this to be done. A question was raised about speed bumps. In contacting the City Streets Dept. we were advised that City of Seneca has adopted the regulation as set by South Carolina Dept. of Transportation (DOT). DOT does not permit any type of speed bump to be installed whether temporary or permanent due to liability laws established by the state. Seneca abides by the same regulation. The City of Seneca has also installed speed signs of 10MPH at each entrance. Also, since the streets are under City jurisdiction, we also have regular police patrol.

Another question was raised regarding street lights. At the onset of construction of the homes, Distinguished Designs was offered 3 options to have street lights installed by the City of Seneca. The builder rejected all options. The City will however install a street light on a resident’s property if they desire. But the city has advised it will be a wooden pole and a standard light sodium vapor fixture as installed along roadways. The resident will be charged a monthly fee and the electricity will be added to the monthly utility bill. As discussion regarding lighting continued suggestions of leaving garage and porch lights on to aid in illumination. Residents could also install a post lamp in the front yard, either electric or solar powered. The suggestion that a standard style of light could be adopted, so that uniformity may be maintained in the neighborhood.

Patrick Eisman presented a re-cap of income and expenses and some projected expenses of the HOA. David Hazel donated \$4000.00 dollars (four thousand dollars) to begin the Madison Pointe Homeowners Association. The HOA has established a bank account. The following expenses have been paid:

\$15.00 bank fee, \$67.61 to Oconee County for tax on property, \$362.00 to Chastain Insurance for Liability Insurance, \$54.50 for checks and deposit slips, \$82.00 annual fee for Post Office Box 1962 at Seneca Post Office, Annual Filing fee of \$25.00 to State of South Carolina for LLC Madison Pointe Homeowners Association, \$100.00 donation to Tri County Worship Center for use of their facility. Anticipated expenses: \$350.00 pending payment to Ann Sullivan, Attorney at Law for the HOA, Approximately \$100.00 annually for website. The HOA is a “non-profit” we should not have any federal tax liability.

As 2019 dues are due as of January 1, 2019 the Board is allowing additional time for payment since this meeting is for the 2018 year. There may be an excess income above expenses. The Board wishes to keep the initial \$4000.00 in reserve for unanticipated expenses and repairs that may arise. As the mailboxes and roofing structure, driveway and patio; Madison Pointe signs at

each entrance are owned and responsibility of the HOA. Any injuries occurring on the “common area” should be covered by our liability insurance. It is not the concept of the HOA to amass a large cash reserve. In the event of a large excess, the dues for the following year will be re-evaluated reduced as necessary. If additional monies are needed, dues will again be re-evaluated. If the residents wish to have some sort of annual community event, the HOA and residents may wish to utilize some of annual income to fund such an event. Wade Watt moved that we accept the income and expenditures budget as presented. Terri Eisman seconded. The vote was called and motion passed.

Patrick will have a full accounting of expenditures and income from dues that have been paid. Treasurer’s report will be available on the new HOA website that has been established for us, by our neighbor Matt Ellis. Patrick thanked Matt on all his time and effort in setting up our new website. Matt was given a hearty round of applause and a big “Thank you” for all his time and effort.

Matt explained the operation of the website; madisonpthoa.com. When logging onto the website we all will have to create an account and register an email. This will require an approval by Matt who is the webmaster. This approval is to protect the residents from anyone that is not a resident here, from unauthorized access. You will receive an email verification, and you must click on that and verify your email or you will not be able to log in. You will have a profile and the ability to edit your profile and have privacy control of how much information will appear in the directory in addition to name and address. You will also be able to pay annual dues online and you will see there, if you owe dues or if they are paid. Our website is user friendly.

A suggestion was made regarding lighting for the mailbox area and the signs at the entrances. LED solar powered lights were discussed and seem the most logical solution, as they are basically a onetime expense with no additional electrical hookup. The Board will investigate type and style and post findings on the website.

Also a suggestion was made about establishing a “beautification committee” to maintain the entrance sign areas and plants. Any volunteers interested should contact a Board member via website or email.

In addition the Board has been asked about location of “basketball hoops”. The covenants state that all such play structures be located in the back yard. As we have children living in the neighborhood, it is the opinion of the Board and member present that they be allowed on driveways. To accomplish this, the Board will remove wording in the covenants “All basketball backboards and any other” so the section 8.12 will begin: Games and Play Structures. Fixed games... This will allow temporary basketball hoops and other similar structures. A permanent basketball hoop and backboard or any other installation will not be permitted on the front of the house.

Jim Budday advised that the State of South Carolina requires every registered HOA to meet once a year. The HOA may elect to meet additionally if they so require. This meeting in February 2019 is actually to compensate for 2018 as we could not establish a meeting time so

near the holidays in 2018. The HOA will meet again later in the year, probably late September or early October to satisfy meeting obligation.

No additional questions or comments. A motion to adjourn was made. The vote was called and the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Jim Budday, Secretary

Please Note: Any changes or additions may be submitted at any time and will be added. However the "minutes of this meeting" or "revised minutes" will be read at the 2019 HOA meeting and voted upon to be accepted.

Thankyou.