

**KIAWAH ISLAND COTTAGE OWNERS ASSOCIATION
THIRTY-FIRST ANNUAL MEETING
April 26, 2008**

Call to Order:

Colonel Joseph Evangelist called the Thirty-Second Annual Meeting of the Kiawah Island Cottage Owners' Association, Inc. to order at 10:00 a.m. on Saturday, April 26, 2008. The meeting was held at Town Hall, 21 Beachwalker Drive, Kiawah Island, SC 29455.

Colonel Evangelist asked for a moment of silence for Mrs. Jenny Walk.

Colonel Evangelist stated that he would like to recognize Mrs. Lynn Glazar's service as a director and her help this year with the new paint color choices. Also he would like to welcome two new board members, General Paul Glazar and Mrs. Suzie Oringel who were good enough to fill two open positions due to resignation and death.

Proof of Proper Notice:

The presence of the following owners and the fact that the meeting notices were mailed in accordance with the Cottage Owners' Covenants and Restrictions, constituted a quorum for conducting business:

<u>Attendees</u>	<u>Address</u>	<u>Attendees</u>	<u>Address</u>
Mr. Brian Alderson	1042	Colonel Joseph Evangelist	1025
Mr. & Mrs. John Connolly	1020	Gen. & Mrs. Paul Glazar	1057
Mrs. Marti Hawkins	1209	Mrs. Susie Oringel	1208
Mrs. Kathleen Reid	1084	Mrs. Bobbie Bees	1096

Also in attendance was Ms. Lynn Rentz representing the Managing Agent, Ravenel Associates.

Approval of the Minutes

A motion was made, seconded and carried to approve the 2007 Annual Meeting Minutes as presented.

Old Business

COL. Evangelist stated that for the past three years we have been attempting to get the ponds on either side of Duneside road trimmed or cut back. This year Norm Shea agreed to remove several dead trees but no pruning. KICA policy states that they will not go on any private property to prune. You have to call individually to complain. The Board will continue to pursue this issue, but any help you can provide will be appreciated.

Report of the President

The President's Report was next on the agenda. COL Evangelist stated that the tree trimming was an eight year program that will be completed in four years. Then will continue on an annual maintenance program.

A question was asked as to which two streets were not yet complete.

COL. Evangelist stated Gallinule and Terrapin in Sparrow Pond and from 1230 to 1237 Kiawah Beach Drive in Greenslake.

A question was asked, "Does this include back yards?"

COL. Evangelist replied "No, Cottage Owners is a fee simple home association. The association maintains the front and streets only."

COL. Evangelist continued that the tree trimming project has definitely opened up the area and brightened it. Several homeowners have commented on how much more inviting the area feels.

This year the Board approved \$15,000.00 for tree maintenance. The Board also approved an increase of \$10.00 in pool fees per unit for Duneside I and II, as well as a \$10.00 increase in the quarterly dues. The Board approved an additional \$3,200.00 for pinestraw this year which will make it \$17,000.00. What we currently have is only a light ground cover. We need additional straw to cover more thoroughly.

A question was asked, "Was this done this year?"

COL. Evangelist replied, "Not yet. Normally in June pinestraw is applied in a very light ground cover. Right now we are looking at increasing the amount of pinestraw, which is very expensive."

COL. Evangelist stated that there are currently two seriously delinquent accounts that the Board is reviewing. We have already placed liens on the properties and the owners continue to not pay. The Board now has filed a judgment against these properties

This past year the Board decided to work on obtaining new paint color choices for KICOA. Mrs. Marti Hawkins and Mrs. Lynn Glazar worked on this project. They picked several choices that were then taken to the ARB for approval. The Board presented the ARB with two browns, two grays and two greens. We also wanted to offer a trim with each color, however the ARB said no to any trim. None of the colors were approved. The approved colors were those already being used at KICOA; so we are still using the same 1976 color choices as always.

A homeowner commented that she liked the colors as they are and felt that too many variations would only distract from the feel of the community.

Mrs. Hawkins explained that the Board chose color choices that were complimentary to what the association has now. One of the concerns the Board has is that if people do not like the colors in place now, they will as we have all seen, just paint whatever they want without permission. The Board felt if they offered other options, there would be more conformity. Several of the colors on homes now are not approved. COL Evangelist stated that they pointed out the color of his home was not approved, it was too cool. This was the color of the cottage at the time he purchased.

KICA is starting a new Executive Council Meeting to meet twice a year. They would like to have every Association and Regime participate. COL. Evangelist stated. There are twenty seven associations on Kiawah and they all have very different needs and concerns. But I do feel this is good start."

This year we have had fifteen exterior modification request of which fourteen were approved; one is pending.

COL. Evangelist stated that the website is a very important resource for information and reminded those present that the address is www.KICOA.org. COL. Evangelist asked, "When you receive your annual packet after the meeting, along with the meeting minutes you will also receive an information request form to fill out for emergency contact information. This is very important for the association to have these forms completed and returned to the Manager so that we have updated information on file, including your email address."

A question was asked as to who is managing the website now?

COL. Evangelist explained that Board member, Paul Glazar, is now managing the website. You can contact him if you have anything you would like to add to the website. Currently, we have the sale prices and real-estate information listed.

COL. Evangelist continued, "I would like to state at this time that the next annual meeting will be Saturday, April 25, 2009. The Board Meeting will be Friday, April 24, 2009. The mid year Board meeting is to be announced."

"I would like to thank the Board and Lynn Rentz for all of their work on behalf of the KICOA. We have had a good year and we hope to continue on this course."

Report of the Treasurer

Next item on the agenda is the Treasurer's Report given by Mr. Connolly. Mr. Connolly stated that we are right on track with Budget this year. There are three big items in the budget. They are the management fee, landscaping and pinestraw. In addition, we put \$10,000 into the capital reserve account.

We have budgeted total assessments of approximately \$140,000.00 for the upcoming fiscal year. this reflects a fairly modest increase from the prior year to \$320.00 per quarter per member. If you look at the capital reserve fund schedule on page fifteen, you will see two major expenses, pinestraw and tree maintenance. You will also notice that we are looking at quite a large expense in common area lighting. The area's wiring is old and problems are being found more and more frequently. The Board is also in the process of getting quotes for a new pool gate; perhaps similar to the Sandcastle.

One initiative that was begun last year was the working capital fee charged to new owners when a property is sold. We have collected more than \$24,000.00 this fiscal year which has helped us cover a large portion of the tree maintenance and lighting repair costs previously noted.

Manager's Report

The Manager's Report was next on the agenda. This report is attached and becomes a part of these minutes.

A question was asked as to whether windows are considered exterior or interior?
The answer is that the windows are considered exterior.

A question was asked about permits. "If a permit is for interior repairs and the owner is replacing windows and doors, should they not also have an exterior permit?"
The Board agreed to phone the Town and notify them when work was being done on the exterior without Board approval. If there is no response, the manager is to send a letter to the Town.

COL Evangelist explained that there had been a change recently with the ARB in reference to the picket replacement. The ARB now requires that all requests include drawings and specs to be provided by the ARB or Regime Office. Drawings must be to scale. This new policy was put into affect because people were making changes and no two were alike. There was no uniformity as intended when the request was originally approved.

The Board has developed a list of KICOA Policies and Regulations. Please see attached new regulations. All property owners who rent or allow visitors to use their cottage are required to inform their renters or guests of these Policies and Regulations and have them posted in their unit. Property owners will be responsible for the adherence of these Policies and Regulations.

An administrative fee or fine may be levied as a result of violations

New Business

Next on the agenda was the approval of the Proposed Budget for 2007/2008. Mr. Connolly reviewed the Approved Budget and explanation of fees. Mr. Connolly stated that \$15,000.00 was paid out of the Capital Reserve Fund for the tree trimming project as agreed upon at last year's meeting. With no further discussion, a motion was made, seconded and carried to approve the 2008/09 Proposed Operating Budget with an increase in the quarterly dues.

It was asked if the Board could file a complaint with KICA or the ARB in reference to the gates at the parking area of unit 1024.

It was decided that the Manager, Ms. Rentz will send a letter to the owner and copy the ARB.

All present felt it set a precedent that no one felt it was appropriate for the Association and would prevent compliance with the cottage parking regulation. The Board has to work for the best interest of the community.

With no further business to discuss, a motion was made, seconded and carried to adjourn at 11:05am.

Respectfully submitted,

Lynn Rentz, Manger
Kiawah Island Cottage Owners Association