

## CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S MEETING SUMMARY MINUTES

June 20, 2022

Board Members Present: In Person: Nancy Aden, Becky Black, Pat Dennis, Mike Dittmer, Joe Steinkirchner;  
By Zoom: Kim Wolcoveick; Absent: Rick Cochell  
POA Members Present: 19 in person, 36 by Zoom

President Pat Dennis called the meeting to order at 5:00 p.m.

ADMINISTRATION/OPERATIONS (Pat Dennis): Pat read a Unanimous Written Consent from CPGA'S Board, with a Resolution nominating John Roberts to replace Kim Wolcoveick who resigned from the CPGA Board and Management Team effective 6/13/22. The document further resolved to appoint the following individuals as officers of the CPGA Management Team: John Roberts, President; Robert Senita, Vice President; Bruce Murphy, Secretary; Bruce Peschier, Golf Course Liaison; Sean Peschier, Pro Shop Liaison; Dave Dabrowski, Tournament Liaison. Joe Steinkirchner asked who was in the Treasurer's position. Kim Wolcoveick stated that as the POA Treasurer, Becky Black was also CPGA'S Treasurer. Becky Black moved, Joe Steinkirchner seconded and the Board unanimously approved ratification of the Resolution.

Pat reported that there has been no further communication from the Moxley Brown property owners' attorney concerning the easement.

LONG RANGE PLANNING (Joe Steinkirchner): Nominating Committee: Joe Steinkirchner reported that the Nominating Committee currently has six potential candidates to fill three openings on the Board: two three-year terms and one two-year term created by a resignation. The candidate names will be announced once the required Candidate Form has been signed and submitted. There will be a Meet the Candidate on July 16 at the community center and by Zoom. The Nominating Committee put together three questions that will be posed to each of the candidates. Long-Range Planning: The survey input is complete, and the mini reports have been presented to the POA Board. The data is currently being analyzed in greater detail by the committee. As analyses are completed, they will be presented to the Board. Once the analyses are completed, the committee will formulate their conclusions and recommendations.

FINANCE/SHORT-TERM RENTALS (Becky Black): Becky reported that she attended the MLCA (Mountain Lakes Community Association) workshop on Reserves for Homeowner Associations. Required reserve levels are now mandated by state law in numerous states. South Carolina currently does not have such a requirement. The following 7 states currently require reserve studies: California, Delaware, Hawaii, Nevada, Oregon, Utah & Virginia. Best practices are recommending that HOA's & POA's engage in "Reserve Studies" to guide the level of required reserve funds, i.e. funds set aside to address aging infrastructure as well as planned additions to community assets. Studies can entail use of specialized resources (accounting & engineering) and can be very detailed, down to specific components of a building. The Board will look at doing our own internal reserve assessment based on our current depreciation logs and known infrastructure needs and have this available as part of the 2023 budget review. Short Term Rental Committee: The committee met on June 17 and reviewed input received from Long-Range Planning Survey. Data seems to indicate the following: There is wide community support to strengthen the Covenants to better define what type of rentals are allowable within Chickasaw. The majority of homeowners (almost 60%) desire that short term rentals be defined as any time period of 90 days or less. The committee discussed the enhancement of fines that can be applied against members who violate current as well as future rules. The group had numerous issues and questions which require guidance from our legal advisor, especially related to the application of SC Law and the current Covenants and Bylaws. Ultimately, the committee will be drafting language changes for the Covenants with

guidance from the POA's legal advisor. Finance: Becky reviewed the 5/31/2022 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. At Becky's request, Lisa Rose reported on assessment collections as of 5/31/2022. Both reports are attached as part of these minutes.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): In Rick's absence, Becky gave his report. Amenities: The Chickasaw pool is open. The RV Park has been reopened under the new protocols, procedures and pricing that is available online at <https://www.chickasawpoint.org/index.php/poa/documents>. Reservations are to be requested via email to [cpcampground@gmail.com](mailto:cpcampground@gmail.com). New exhaust fans for the kitchen were installed on the roof at the Community Center last week. Architectural Compliance Committee (ACC): The ACC Team wants to remind everyone to complete an Exterior Change Request and get approval before moving forward with a project. There have been 55 Exterior Change Requests received to date. There are currently five new homes under construction and one planning to start soon. Two homes recently received their Certificate of Occupancy from Oconee County. The ACC Team is developing a flyer reinforcing the completion of Exterior and New Construction applications before the work begins that will be enclosed with the Annual Meeting Invitation and Board Election information, which will be mailed by August 1. A reminder regarding cement work: Any cement work done on Corps' Property still requires submittal of an Exterior Change Request. Unless the cement trucks are entering via the lake, road use fees still apply.

Mike Dittmer asked for an update on the status of the pool chair lift. Nancy Aden stated that no conclusions had been reached yet, and given Rick Cochell's absence, she didn't wish to speak out of turn. She did state that there were structural and operational issues to consider before deciding. Pat Dennis stated that he had asked Nancy and Rick to fully research all aspects of this request - cost, risks, liabilities - so that the Board could make an informed decision based on that information.

During the discussion that followed, Marilyn Smith stated that the Women's Club had said they would love to pay for the lift. Terry Arnett stated that he is an engineer, and the age of the pool should not be a factor because concrete gets stronger with age.

Pat Dennis reiterated that the Board could not vote in good faith until they had a report that fully addressed the requirements, risks and liabilities involved with the request. He added that he would give those working on the report a deadline for completion.

CPGA/GOLF COURSE, COMMUNICATIONS, EVENT CENTER OPERATIONS (Kim Wolcoveick): Event Center Operations Committee: Club Caddie has been selected to provide the Point-of-Sale system for use at The Overlook restaurant and the Pro Shop. The initial implementation meeting has been held with CPGA's team and Club Caddie. The Golf Course module will be implemented as soon as possible, and the Food and Beverage and Event Planning modules will be implemented when the building is ready. Lisa is working on data clean-up from the current system, i.e., membership, general ledger, SKUs, etc., so the transition and data import to the new system goes smoothly. Recruiting continues for the key positions of Food & Beverage Manager and Chef. Additional networking is being done with local F&B individuals to expand sourcing options. Small wares and other items needed for the kitchen and the bar will be purchased in July. CPGA: Following are the CPGA Management positions: President, John Roberts; Vice President, Bob Senita; Secretary, Bruce Murphy; Golf Course liaison, Bruce Peschier; Tournament Director, Dave Dabrowski; Pro Shop Liaison, Sean Peschier; Treasurer/POA Liaison, Becky Black. Options for logo development for The Overlook at Chickasaw Point are being reviewed. A new POA member has volunteered his services to help with this project. The feedback received from the Long-Range Planning Survey is being reviewed for possible action.

Michelle Nerdig asked if Club Caddie was cloud based, what was the target date for opening the restaurant and hiring a chef. Kim Wolcoveick stated that Club Caddie was cloud based. The target date for opening was still tentatively October 1. The chef position would be filled as soon as they found the right candidate. Kathryn Hatcher asked how many staff members would need to be hired for the event center and restaurant and what would the payroll and other associated costs be. Kim stated that she didn't have it with her, but the pro forma that was included in the event center vote package contained that information. She added that the costs would also be dependent on who they found to fill the positions, which would in turn impact other areas of operation. Kathryn asked what percentage of the income was projected to come from outside diners. Becky Black stated that the numbers were built on POA owner patronage, with almost no reliance on outside diners, although advertising and marketing would be done to target outside customers.

SAFETY AND REAL ESTATE (Nancy Aden): Real Estate: In the LRP Survey remarks it was strongly suggested that the real estate agents have more interactions to gain a better understanding of Chickasaw's governing documents so they could better inform their clients. To that point, three real estate agents called Nancy to ask specific community questions. Safety: The traffic safety signs that were on order have arrived. One of the signs is a replacement and the others are to address traffic concerns on various roads throughout the community. Terry Arnett requested that a speed hump be installed between Azalea and Tulip to slow traffic in that area. Nancy said she would work with Mike Dittmer on the request. Nancy presented information provided by Dan Nerdig concerning resident login progress to date. The equipment installation timeframe is as follows: Community Center and Pool-June 20-25; Gate-July 15; Overlook-August 15-31.

Pat Dennis stated that the Gatehouse System was going to make Chickasaw a more secure community, but it would be a change. A significant change will be at the exit gate. A bar code reader and EZ pass scanner will be installed on the exit side. Exiting the community will no longer be automatic but will require the same credentials used to enter the community.

ROADS (Mike Dittmer): As of June 1, Gary Owens of D&G Paving completed 33 projects on nine roads throughout the community. Although there was some additional work we had hoped to get done on a few other roads, Gary had to pull out for another commitment. He is planning to come back around July 15, and the next big project will be paving the front entrance. A year ago, we received a quote of \$22,000 to overlay the front entrance. D&G Owen's recent quote was \$47,000. The bitumen that makes up 6% of the asphalt product has increased from \$350/ton to \$900/ton, not including the increases in aggregate, sand, etc. With the help of John Wendorf, crusher run will be installed along the road shoulders on Wapiti to protect the edges of the new pavement.

NEW BUSINESS: None.

The meeting adjourned at 6:31 p.m.