

## Archdale Civic Association / General Meeting

Approved Minutes

6/10/2021

### Opening

The Archdale Civic Association / General Meeting called to order at 7pm on 6/10/2021 in a physical meeting in the parking lot of DCI Clinic on Archdale Boulevard by John Trinkl.

### Present

From the sign-in sheets (approximately 35)

### Approval of Minutes

The minutes of the 3.25.2021 General Meeting were presented for approval.

- Motion made by Cindy Varnado
- 2nd by Andrew Bard
- Discussion—add note of the December 2020 Board resignations (Sweatman, Veech, Schnaible) and March 2021 Board Resignations (McDonald, Dorsch-Bruckner, Scogin)
- Minutes approved unanimously.

### Guest Speaker

Lt. Andy Martin of the Dorchester County Sheriff's Office to discuss the Neighborhood Watch program.

- Lt. Martin will be Archdale's point of contact and resource for the Neighborhood Watch program
- Lt. Martin is our contact, but if you have an immediate threat/need, call 911!
- Provided summary of crimes for Archdale between January and June 2021: MINIMAL CRIME
  - Minor crimes (family/personal disturbance, arguments, etc)
  - Between April 12 – June 1 there was 1 theft and 1 burglary
- Will provide crime summaries for each general meeting (and more frequently if requested)
- Can present on "Crime Prevention by Environmental Design" which provides ideas on how to design your landscaping to deter criminals.
- Discussed the county's growing homelessness problem. Dorchester has a "No Panhandling" law in place. Homelessness is often driven by lost jobs, mental illness, or substance abuse. Some choose homelessness to get "off the grid". Dorchester County is hosting an event on June 17 at Grace Church on Ladson to help connect homeless population with resources.

Question: Can Archdale/ACA request night patrols?

Answer: A “Signal 30” or “Property List” is provided if you go on vacation, where an officer will check the house. However, night patrols cannot be requested due to officers’ capacity across Dorchester County.

Question: Can ACA fund off-duty officers to do nightly patrol?

Answer: Yes, 3 hour minimum at \$30/hour.

## **Treasurer’s Report**

1. The Treasurer’s year-to-date report was presented, including budget and profit & loss balance sheet

Question: What is the \$164 bank fee for?

Answer: Fee paid to South State Bank for previous bank statements that were not turned over to the current Board.

Question: What is membership this year compared to last/previous year(s)?

Answer: We are tracking similarly to previous years. We are currently at 48% membership.

Question: What is Archdale Hall?

Answer: Plantation ruins on Mansfield Blvd. Part of the Open Land Trust. ACA is responsible for general maintenance and the grounds are inspected annually.

## **Old Business**

1. Administrative Update—John Trinkl

- a. QuickBooks reconciliation—the QuickBooks records have been successfully reconciled for the previous 4 years. THANK YOU CINDY VARNADO!
- b. Potential Audit – cost & viability—We researched the option to fund an audit. The cost is \$8K-10K, and we would be told an audit could not be completed due to incomplete records. So we are not pursuing a full audit. The QuickBooks reconciliation is enough to file required tax documentation.
- c. Filing past 990 tax forms— This work is currently underway. Tax-exempt organizations (ACA) must submit a 990 annually. This gives the IRS an overview of the organization’s activities, governance, and financials. 990’s have not been submitted for the last 4 years.
- d. Insurance—Board is still working on getting an insurance policy in place (previous policy lapsed)
- e. ACA property retrieval—Multiple written and phone requests have been made over previous months. A demand letter was drafted and delivered this previous quarter with no response. A suit was filed in small claims court in early June.

Question: Has the Board knocked on McDonald’s door?

Answer: Not in 2021. Multiple requests have been made, and most recent ones have been in writing so as to maintain a record. But the Board is willing to try the face-to-face approach one more time.

- f. Revising by-laws—This is currently on hold until we have thoroughly researched the covenants and restrictions, and have solicited input from membership on potential changes to the bylaws. Bylaws describe the process by which ACA runs/governs.
- g. Covenants & Restrictions—Based on the attorney letter of 2016 and his findings, all Covenants and restrictions are being re-reviewed and Plats for all Archdale neighborhoods have been collected from St. George to accurately identify and describe each neighborhood, each “common area” and understand ownership and maintenance requirements. Covenants and Restrictions are the “Rules” for each Archdale neighborhood, as drafted by the developer.

Question: After all the research and work to update the bylaws, the ACA still can't enforce anything! So why bother?

Answer: Correct, the Board cannot enforce the Covenants and Restrictions for each neighborhood. And they will likely never be amended because each neighborhood would need the majority of owners to approve. However, the information helps the Board moving forward with decisions about common spaces, ACA responsibilities, and may influence bylaw revisions.

Question: What is stopping the owner of vacant lot on Palmetto Bluff from adding a house trailer?

Answer: The covenants and restrictions provide guidelines for that particular neighborhood, albeit limited guidelines. You would get with your neighbors and call the county. <https://www.ourarchdale.com/resources/reporting-issues/>

Best Bet—CALL DORCHESTER COUNTY AND REPORT ISSUES.

- 2. Membership Update – As of 6/4/21 out of 804 properties, we have 387 members (48%)
  - a. We met our May Membership goal resulting in an anonymous donor contributing \$10 for the first 50 new members. \$500 donation received.
- 3. Communications Update—Krista McCracken
  - a. Digital Mailing List—we have started sending communications to our digital subscribers. Board intent is to send an email monthly. You can join the mailing list from our website. Members who joined electronically are automatically subscribed.
  - b. Website updates—content is added regularly. New content includes: Suggestion Box, Neighborhood events, and County Resources/Contacts.
  - c. Archdale Radio Partnership—We are partnering with Archdale Radio (97.5FM) to communicate ACA business. Archdale Radio will be broadcasting ACA meetings, and helping with other virtual communications/events. THANK YOU TODD & ARCHDALE RADIO

Note—Archdale radio cannot be found online or through an app. This is due to the license in place for serving our specific community. Please find 97.5 on your good 'ol-fashioned radio dial!

- d. Facebook update – Non-members will be removed from the ACA Facebook group on June 15.
4. Volunteer Update—Krista McCracken
- a. Volunteer sign up form is available on the website.
  - b. Social and Beautification committees were of most interest. We are hoping to kick off organized activities and events in this upcoming quarter.  
Question: How would one request the services of the beautification committee if someone had the need for help?  
Answer: Submit request through the website's Suggestion Box (Under "Connect"). Request can then be communicated out to the community via FB, Archdale Radio, and email (if needed).  
Question: 100 Timberline is requesting trees/shrubs/overgrowth on Boulevard side of fence be taken care of because it is horribly overgrown.  
Answer: John Trinkl looking into it. Potential for upcoming Greenspace Cleanup event.
5. Sign Committee Update – Marty Bescancon
- a. This effort was undertaken because of 1) safety concerns due to poor signage and 2) aesthetics concerns due to the wide variety of street sign styles and conditions.
  - b. Results from the Phase 1 inventory—55 intersections, 30 wooden signs, some green metal signs, some blue metal signs, homemade wooden signs, and missing signs altogether.
  - c. Full results can be viewed on the website. <https://www.ourarchdale.com/aca/>
  - d. Phase 2 is underway. Tasks include finding samples of different options and price quotes.
  - e. Also need to determine what the county is responsible for doing, and what they are willing to do.
6. Beautification/Maintenance Update—John Trinkl
- a. Lawn care proposal—Board has contacted Bosch to ask them to take over maintenance of their property which we currently mow (grassy berm by Stirling Forest). This would save ACA some money. If we quit cutting everything but the Boulevard, we could save \$4500 annually off current contract. We expect to put out an RFQ for 2022 to ensure we are getting fair price with current bid.
  - b. Complete inventory of traffic control signs was done and a request for replacement signs made with Dorchester County. Request includes 26 stop signs, 1 "Road ends", 2 "Do not Enter", and 1 "No Outlet".
  - c. Beautification along the fence line on Archdale Boulevard is on hold pending availability of funds. Current idea is to remove all the red tips and "upgrade" landscaping.  
Question: How do we deal with nuisance properties?  
Answer: The Board has reported several nuisance properties. Archdale residents are highly encouraged to submit their own reports for nuisance properties as needed. Information is available on Archdale website at <https://www.ourarchdale.com/aca/>

## **Election: Secretary and Board Member**

1. Present Cindy Varnado presented as candidate for open Board seat. No other nominations were submitted.
2. Voice vote taken. Cindy unanimously approved! Welcome Cindy!

## **New Business**

1. Membership Model – Presented for information. The Board, in response to community requests, and in conjunction with considering bylaw revisions, is interested in membership input on ACA membership requirements. 3 potential membership models were shared and can be viewed on the website (<https://www.ourarchdale.com/aca/>) . Submit your comments/suggestions to [info@ourarchdale.com](mailto:info@ourarchdale.com) with “Membership” in the subject line.  
Note: These are not the final models for voting. These are draft models to represent 1) current model restricted to homeowners, 2) “open” model to include all residents, and 3) a “hybrid” model attempting to balance both. Other ideas are appreciated!
2. Neighborhood Watch Announcement—see info above under “Guest Speaker”
3. Food Truck Thursdays Announcement—see website
4. Archdale Radio 97.5 Announcement—see “Communications Update”

## **Public Comments**

Question: What happened to the “Crime Watch” signs?

Answer: Once we have established a committee and regular meetings for the Neighborhood Watch Program, we will get the signs back.

Question: How do we get in touch with Deneen (re: Crime Watch)?

Answer: We will have a Neighborhood Watch webpage soon, including a way to contact Deneen with your interest.

Question: What can you tell us about the changes being made on Sawpit Creek near Archdale Forest Apartments (a letter was sent to property owners who may be impacted by this work)?

Answer: Sawpit Creek is directed under Shagbark Trail through a single pipe that is severely degraded. This pipe is being replaced by Do. County with a box culvert and there may be some impacts downstream to Archdale residents with property along the creek. This is not an Army Corps project (though this a creek connected to the Ashley River). It is important to recognize that property owner/residents are responsible for maintaining unobstructed flow from the creek along their property. This will help maintain flow along the system and reduce point flooding. John Trinkl volunteered to walk the length of the creek and identify any obstructions that should be tended to. There is also a need to keep on the county for dredging/maintaining ditches under their purview.

**Adjournment**

Meeting adjourned at 8:38 by John Trinkl. The next general meeting will be at 7:00 pm on September 16, in DCI parking lot.

Minutes submitted by: Michelle Fitzgerald / John Trinkl

Approved by: General Membership at the 09/16/2021 meeting