

**3 Chisolm Street HOA, Inc
Board of Directors Regular Meeting
171 Church Street, Suite 340
Charleston, SC 29401
August 1, 2011, 5:00 pm**

Board Members present:

George Davidson, Wally Seinsheimer, via phone: Mims Roberts, Helen Warren

Board Members absent:

Georgia Bell

Sentry Management Managers Present

Barbara Burnham

Homeowners Present

Jack Burnett

Call to Order

George Davidson called the meeting to order at 5:03.

Verification of Quorum

With 4 of 5 BOD members present a quorum was verified.

Open Forum

Jack Burnett had two questions:

1. Parking lot space – attorney opinion. The Board is in discussion to auction off the guest spot. Collin Bruner believes that we need an attorney's opinion before we go forward. Wally Seinsheimer said that he would like to bid on it so he will recuse himself when a vote is taken.

Barbara Burnham will check with attorney to see what the legal fees will be to review changing the Master Deed and review bid on the parking spot in question. It was suggested that if the spot is rented it should be auctioned every year. This will be discussed at the next Board meeting.

2. Two motor scooters have been in the common area of the garage. Wally Seinsheimer said Brent Pace parks his scooter in his spot. He will tell Brent to keep it out of the common area. The other scooter was there only while painting was being done in the garage. It will now be moved back to the owner's spot.

There was a suggestion that when the windows are removed, that area could be rented for scooters.

Jack Burnett also asked that the bike rack area be given some attention.

Approval of 4-4-11 BOD Meeting Minutes

Helen Warren made a motion to approve 4/4/11 Board meeting minutes. Wally Seinsheimer seconded.

MOTION CARRIED.

Financial Review

George Davidson asked if there were any questions on the budget as printed. There were none.

Manager's Report

Barbara Burnham received a quote of \$525 to remove the Crape Myrtle trees. She read an email from Dr. Morad regarding trees. A motion was made by Wally Seinsheimer to remove the Crape Myrtle trees. Helen Warren seconded. Mims Roberts opposed.

MOTION CARRIED.

Barbara Burnham will get quote to remove the trees and replace with boxwoods.

Old Business

Paint Project – This project is complete. There will be a final walk-through. George Davidson also asked Mims Roberts to report back to him on anything that needs correction.

New Business

Reserve Study & Insurance Appraisal – Barbara Burnham has received both and will provide the Board with the CD for review. A meeting will be scheduled to discuss these.

Window Tinting - There are two windows on the Main Building that have been tinted. There was discussion about maintaining a uniform look for the entire building. There was a general consensus that the Board should give approval before installation of window tinting in the future.

Helen Warren and Wally Seinsheimer will contact Glenn Keyes to discuss window tinting and ask his advice.

A motion was made by Wally Seinsheimer to send notices telling every owner to refrain from affixing anything permanent to the windows for UVA/UVB protection. A Committee will be formed to research this and make recommendations to the Board.

Mims Roberts seconded.

MOTION CARRIED.

George Davidson will ask Alex McMillan and Jack Burnett to be on the committee.

Parking area – neighbor's property Barbara Burnham will ask our new south side neighbor on Chisolm Street for a copy of their property line survey.

Mr. Tynan

George Davidson announced that a lien was placed on Mr. Tynan's property on July 29, 2011, the past Friday. Wally Seinsheimer said that if there is no mortgage, his opinion is to proceed immediately.

Door Mats - George Davidson read from the Rules and Regulation:

"The only items to be allowed in the Common Area hallways shall be door mats sized for the door space. They shall be made of sisal or berber with a dark border."

Barbara Burnham will send out reminder to owners about the Rules and Regulations.

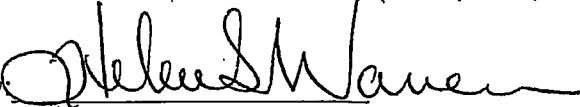
Garage repairs – Barbara Burnham was asked to furnish the Board with prices for bollard, bumper and brick repair in the garage where it is damaged.

Adjournment

With no further business the meeting was adjourned at 6:16 pm.

Barbara Burnham
Sentry Management, Inc.

Reviewed and Approved on October 11, 2011

by 
3 Chisolm Street HOA, Inc., Secretary