

Newsletter for 3 Chisolm Residents

September 23, 2022

The HOA Board held its third quarter meeting September 12 at 5pm. All Board members plus Tommy Knisley were in attendance by Zoom.

Secretary Treasurer Greg Van Schaack reported that our year to date finances are in good order, our Reserve Fund has grown to \$194,000 and we are hoping to close a \$200,000 line of credit with Bank of South Carolina early next month. This line of credit would be used in emergencies as we catch up with some deferred maintenance and capital improvement projects, which follow. Any draw downs from it can be paid back in five years. These improvements are:

The gym building façade is much more presentable thanks to a paint job on two of its four sides. In addition, most gym residents personally contracted with Koozer Paints to paint their window frames at this time.

The gym building trash chute will be updated and made compliant this fall.

An exterior stucco wall on the main building that separated from its brick foundation has been repaired.

Our aged domestic water pump system responsible for water pressure in each building is being replaced by a new, more efficient stainless steel version.

We continue to monitor the main building roof and anticipate a major expenditure there soon.

In other news:

The Board will be replacing our landscape maintenance firm in November.

Tommy Knisley will soon contact those residents who need to update their water heaters to see what their plans are. Tony the plumber has given us a group discount you should know about.

The Hospitality Committee has chosen Saturday November 19 for its first Courtyard Cocktails. In the event of bad weather, it will be held in Terry Savage and Bobbi Masiello's unit 202. Members of the Board will be in attendance.

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