

**3 Chisolm Street Homeowners Association, Inc.  
Annual Meeting Minutes  
Nexsen Pruet  
205 King Street, Suite 400  
Charleston, SC 29401  
February 4, 2013, 5:00 pm**

**APPROVED 01.20.14  
Annual Meeting of the Membership**

**Members Present**

See attached list

**Sentry Managers Present**

Collin Bruner, Barbara Burnham

**Call to Order**

George Cogar called the meeting to order at 5:09 pm

**Proof of meeting notice and certification of quorum**

With 51 percent of the association present in person a quorum was verified and Barbara Burnham verified the proof of notice with the affidavit of mailing.

**Approval of prior Meeting Minutes**

Layton McCurdy made a motion to waive the reading and accept the 2012 minutes as presented. Jack Burnett seconded.

**MOTION CARRIED.**

**Report of Officers and Committees**

Financial Summary – Collin Bruner read Mims Roberts report (see attached).

Wally Seinsheimer asked what the \$106,846.30 on the Report of Financial Activity for 2012 Year included and requested that he be sent a breakdown of the repairs. Barbara Burnham to do so as soon as possible.

**Election of Directors**

George Cogar stated that Mims Roberts's position as Secretary/Treasurer is up for re-election and with the outstanding job she has done would like to make a motion to re-elect her. Layton McCurdy seconded. **MOTION CARRIED.**

**Unfinished Business**

Connie Wyrick informed everyone: The issue of solar energy for domestic use will be subject to several bills that are currently being considered by the SC Legislature. We are monitoring the progress of these bills which involve "solar leasing" and tax credits. Both are strategies that make solar projects more economically feasible. Light weight panels are now available for projects our size but financing will possibly depend on solar leasing legislation.

### **New Business**

Caroline McMillan asked the Board if they had a chance to review the email Barbara Burnham sent them with her safety concerns and other thoughts:

1. Broad Street side of building entrance has bricks at 90 degree angles and she feels they could be a hazard along with the concrete squares. She believes there should be a reflector post, since the lighting is not good.
2. In the long term, she would like to see a ramp on the side entrance of Broad Street side of building.
3. For the Courtyard, she would like to see 2 moveable chairs and possibly a chaise.

George Cogar asked that Caroline McMillan provide plans and bids for the areas that she is concerned with and requested she send them to the Board for review.

Barbara Burnham asked Bill Maneri who is on the Grounds Committee and if he would take a look at some of Caroline McMillan's concerns. Bill Maneri informed everyone that Gwen McCurdy is also on the committee and that there are multiple areas to be reviewed. They would review these areas and get back to the Board.

Beverly Seinsheimer offered to assist Caroline McMillan on the furniture for the Courtyard.

Layton McCurdy informed the meeting that Dr. Morad's pomegranate tree was dug up and removed from the garden area without being seen by anyone.

Mary Catherine Davidson asked that the Gym floors get treated, since dogs or something else has scratched the floors and they need attention. Barbara Burnham said that she is waiting to hear from Eric Watson of Versatile on the gym floors.

### **Adjournment**

With no further business the meeting was adjourned at 5:44 pm

Minutes respectfully submitted by:

Barbara Burnham, Community Manager  
Sentry Management, Inc.