

Springwood Lakeside HOA

*Called Meeting, Thursday, August 3, 2023
Northeast County Library 6:00 p.m.*

Minutes and financial Report

*Treasurer's Report
Waved*

Springwood Lake

(Called Meeting)

Agenda

- I. Invocation*
- II. Agenda Approval*
- III. Minutes and Financial Reports waived*
- IV. Old Business*
- V. Consultant (guest Speaker)*
- VI. County Grant (\$500,000)*
- VII. New Business*
- VIII. Dam & Lake Restoring (MOU)*
- IX. Supplemental Funding*
- X. Tax Assessment*
- XI. Questions/Discussions*
- XII. Announcements*
- XIII. Adjournment*

Springwood Lakeside Homeowner's Association

P. O. Box 24884

Columbia, SC 29223

*Minutes of the 2023 Called Meeting
Richland County Library (Northeast)*

The meeting was called to order at 6:05 by the acting president, Harry Green. Since the meeting was unofficial, the previous minutes were not read by the secretary.

The meeting was primarily convened to discuss the recent loan approval by FEMA. This meeting will assist the HOA with any questions that may have come up or will come up prior to construction. To clarify and give specific data on the loan and the upcoming process, the Board invited the assigned consultant, Jim Devereaux, PE, Senior Associate Engineer with Schnabel Engineering.

Jim gave opening remarks with a short overview of his work. He has been in business for many years working to restore dams and refurbish the areas surrounding them. He stated that he is collaboratively working with Richland County to complete the work and to establish additional funds as we pursue the project.

The county staff person who will be Jim's assistant is Shirani W. Fuller. She, too, had been invited to the meeting, but a family emergency prevented her from attending. She sent her apologies.

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Jim stated that Springwood Lake dam is one of four approved through FEMA. The project will not start immediately as evaluations of the area will need to be completed and specifics on design and construction will need to be determined by the contractor.

Several questions were raised regarding the expected time of completion. Jim stated that the estimated time of completion is about two years. He responded to concerns regarding the length of time for completion by stating that the infrastructure was totally impaired and needed to be completely replaced prior to restoring and opening the road. Pipes and other materials were dilapidated and could not be sufficient to successfully complete the project. Additionally, the dam had to be raised to ensure that future floods, like the one in 2015 would not overrun the road and surrounding areas—or, no accidents or future injuries would occur. Remember, the Interstate is in proximity to the dam, and this could lead to other hazards as well. Some members seemingly believed that two years were too excessive, but Jim assured them that the goal to restore the dam would not be a rapid process—this should be a well thought out plan. He also answered the question regarding the durability of the dam in terms of the future. It is his belief that once it is completed, it should last for many years to come. He guaranteed that the products that will be used will be the best available.

What should the HOA be doing in the interim? There is additional work to be done. For example, a 35 percent match

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from the county will be needed through the homeowners. This process is called a county assessment that will be placed on homeowners through a tax assessment. Each homeowner will be assessed funds through their annual taxes to defray the additional 35 percent needed to complete the process.

The Board requests that members promptly pay their dues. It was stated that only one-third of the HOA members are current and consistent with paying their dues. These funds are needed to meet unexpected fees such as maintenance and upkeep of the dam; this was a prerequisite for obtaining the loan. The Board has made several attempts to contact an attorney who has expertise in tax assessment, but he has not returned the call. When contact is successfully made with him, the Board will have another call meeting to have dialogue with him to discern how the tax assessment program works. To reduce the cost of mailing over 50 letters to homeowners, the secretary suggested that emails be sent to notify homeowners of the meeting. E-mails were collected from all homeowners who were present.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted Patricia W. Green
Patricia W. Green,
Secretary/Treasurer