

41 Silver Lake Dr., Rincon GA 31326

Silverwood Plantation HOA
ROADS AND DRAINAGE COMMITTEE MEETING

THURSDAY FEBRUARY 23, 2017

PRESENT: Jim Browning
DeLane Cartrett
Cindy Felipe – Chair (B)
Marty Haloda (B)
Byron Lott
Cherol Lott
Pat McCorkhill
Mike McKeever (B)
Anne Sawyer

*(B) indicates SPHA Board member

ABSENT: Ron Baldwin
Pat Fog

MINUTES:

Meeting called to order at 7:00pm by Cindy Felipe.

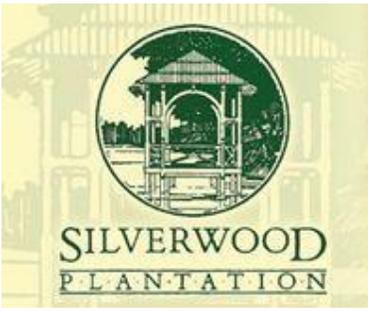
CF gave a brief overview of the committee history through previous boards. CF noted that we have drainage issues throughout the community. PMcC was on a previous committee where they met once but they never reconvened. CF indicated the need and desire for the committee to be ongoing.

CF reviewed Exhibit B of the SPHA Covenants that read as SPHA has the responsibility for access, cleaning and maintenance of easements and drainage ditches throughout the community. Cost concerns exist for implementing these tasks as it has only been handled sporadically in the past. MH indicated a need for an enforcement policy. CF upheld the need to ensure drainage is handled appropriately and that homeowners pay due regard to their easements and ditches and that they refrain from disposing of trash in such areas.

PMcM suggested developing a triage system to assess what needs to be done immediately and what can wait for action further down the line. He suggested a Capital Improvement Plan to cover costs.

JB suggested walking the easements and ditches to note findings and similarly to PMcM list what we can do now, what should we do now, how much of a budget exists to cover requirements.

There was agreement that many individual driveways have been altered through time which contributes to drainage issues. There was also agreement that the Committee recommends to the board based on their findings



41 Silver Lake Dr., Rincon GA 31326

and that the SPHA Board determines the action. It was agreed that all property values will be affected by any actions and that we strive to maintain and or improve property values.

It was determined that drainage issues are ahead of road issues at this point and are a first step to alleviating road issues.

CF reviewed a 2007 Survey conducted by an Engineering Company who recommended that before anything is done to improve drainage we need to clean ditches and to provide ongoing maintenance to avoid erosion.

ACTION:

CF and MH will consult with the SPHA Lawyer on recommended actions to determine if we can go ahead. How to deal with objections from homeowners will be reviewed. They will also discuss properties without easements.

ACTION:

CF will notify the homeowners of the committee walking the easements with the purpose of assessing the current situation of ditches and easements and to flag concerns.

There was discussion on how stabilize a ditch once cleaned.

Property lines are determined as the middle of the ditch were it exists and a 15 feet easement on either side.

Cypress Drive is currently a major problem.

JB discussed the method used by the Corps of Engineers when marking plats.

Green – mark ditches

Yellow – mark concerns

Red – needs action

The plats and completed work from 20007 was reviewed and noted.

There may be a need to remove and replace drainage tiles in areas without open ditches.

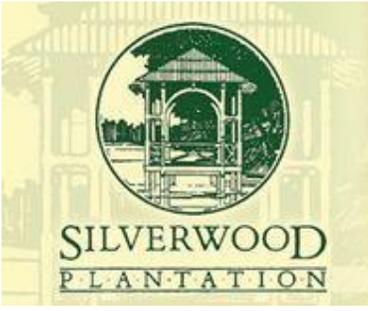
Discussion took place re who should chair the committee.

ACTION:

Jim Browning was nominated and accepted as Chair. Pat McCorkhill was nominated and accepted as Co-Chair.

ACTION:

JB suggested and it was agreed that the walk of the easements and ditches take place on Sunday February 26 at 3.00pm. Meet at the Clubhouse.



41 Silver Lake Dr., Rincon GA 31326

CF assured the committee that funds in the Roads and Drainage Fund would not be transferred for use in any other areas.

ACTION:

MH will contact Tom Triplett for a first bid for work that needs to be done.

ACTION:

CF will call the Courthouse to obtain copies of the plats for easements.

It was agreed that future meetings are to be held on Monday evenings and the next meeting to be determined after the walk about on Sunday.