

MESA RAVEN

Homeowners' Association, Inc.

March 9, 2015

Dear Joe Rutkowski,

In response to your letter regarding where your HOA money is going, I have included a copy of the 2015 budget that shows the breakdown for each category you have mentioned, as well as a detailed breakdown of the Horry Electric charges. Please see attachments 1 and 2. As for the irrigation repair charges, please see attached Minutes of the September 20, 2014 Special Meeting regarding this matter.

In response to your statements from your September 14, 2014 letter regarding the resignation of Ralph Cretella and his wish to continue offering his financial expertise, it was voted on at the January 17, 2015 Annual Meeting to allow Mr. Cretella to remain as a financial consultant. Mr. Cretella is only offering his expertise and does not handle the actual financials. The monthly financial reports that are provided to the Board of Directors are generated by the accounting department of The Beach and Company. Mr. Cretella sends out a complimentary monthly financial breakdown to all owners in Mesa Raven via email. Unfortunately, you do not have email so I will ask him to mail you a hard copy. As for the monthly financial reports that are sent to the Board of Directors from our accounting department, it is not customary to send to all members unless requested. You and any owner may request a copy at any time. None will be released until reviewed and approved by the Board of Directors.

In reference to your being physically removed from the 2013 Annual Meeting, I only recall a heated discussion but no physical contact. The acts of Board members and other homeowners are outside of our control.

The dead tree has been removed from the berm and will be replaced this spring.

Mr. Rutkowski, I am sorry you have such animosity for myself and The Beach and Company. The Board of Directors interviewed our company and made the decision based on our services and costs. The cost per door for our management services is \$6.57 per month.

The Beach and Company does NOT receive any fees upon sale of any property in Mesa Raven. As far as what an outside realtor receives, that is up to the real estate company the owner uses. We are not privy to the percentage they charge for home sales. Upon each and every sale of every home in Mesa Raven, The HOA collects a \$400.00 Capital Contribution from all new owners. This is mandated in your Master Deed.

Mr. Rutkowski, for your clarity, The State of South Carolina has The SC Horizontal Property Regime Act that dictates and sets the boundaries for HOAs in our state. Please see attached copy of Mesa Raven Master Deed and By-Laws. These should clarify any questions about procedures and rules. I hope this has been helpful and I look forward to any constructive ideas or concerns in the future.

As for your statement that I said, "Would you like to live in a cesspool?" This is not true and please refrain from misquoting me in the future.

For The Beach and Company and
For the Board of Directors of Mesa Raven,



Kellie Shahan
Property Association Manager
The Beach & Company
440 Hwy. 90 East, Suite 1
Little River, SC 29566
843-281-9100

cc:
Governor Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, SC 29201

Senator Greg Hembree
P.O. Box 142
Columbia, SC 29201

MESA RAVEN 2015 BUDGET

	2014	2015
INCOME		
4100 Rent/HOA Income		
4108 Association Dues	\$36,080.00	\$ 37,440.00
TOTAL INCOME	\$36,080.00	\$ 37,440.00
EXPENSE		
5000 GENERAL & ADIMISTRATION		
5008 Postage & Delivery		\$141.00
5021 Printing & Reproduction		\$222.00
5029 Management Fees	\$2,600.00	\$2,600.00
5030 Meeting Expense		\$25.00
5031 Office Supplies	\$817.99	\$304.00
5033 Accounting Services	\$123.68	\$108.00
5034 Legal Fees		\$0.00
5036 Office File Storage		\$60.00
5908 HOA Property Insurance	\$613.20	\$1,303.00
5000 Total GENERAL & ADIMISTRATIO	\$4,154.87	\$4,763.00
5100 OPERATING EXPENSES		
5104 Other Maintenance Gen'l Bldg		
5161 Landscape Contracted	\$3,874.50	\$4,360.00
5162 Landscape Materials		
5100 Total OPERATING EXPENSES	\$3,874.50	\$4,360.00
5200 Utilities		
5011 Telephone		\$51.00
5202 Electric	\$4,603.28	\$4,756.00
5204 Trash Removal	\$3,804.61	\$3,588.00
5205 Cable TV	\$13,612.41	\$14,594.00
5200 Total Utilities	\$22,020.30	\$22,989.00
6850 Capitol Expenses		
6899 Capital Reserves	\$6,030.33	\$5,328.00
TOTAL EXPENSE	\$30,049.67	\$37,440.00
OTH INC/EXP		

2015 Quarterly Assessment

27 Developed Lots @ \$300.00
6 Undeveloped Lots @ \$160.00
R S Homes (Sign) \$300.00

General Ledger

Properties: Mesa Raven HOA
Detail From 1/1/2014 to 12/31/2014 (accrual basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5202	Electric (Expense)					0.00
02/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		110.00
02/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	19.52		129.52
02/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	95.40		224.92
02/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	20.84		245.76
03/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		355.76
03/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	19.24		375.00
03/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	96.02		471.02
03/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	18.65		489.67
04/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	115.50		605.17
04/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	20.18		625.35
04/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	102.69		728.04
04/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	19.27		747.31
04/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	103.95		851.26
04/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	19.24		870.50
04/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	128.60		999.10
04/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	18.36		1,017.46
06/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	115.19		1,132.65
06/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	48.91		1,181.56
06/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	207.96		1,389.52
06/01/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	19.53		1,409.05
07/02/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		1,519.05
07/02/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	141.67		1,660.72
07/02/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	189.20		1,849.92
07/02/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	18.34		1,868.26
08/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	115.50		1,983.76
08/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	162.91		2,146.67
08/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	248.23		2,394.90
08/04/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	92.54		2,487.44
08/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		2,597.44
08/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	79.01		2,676.45
08/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	245.67		2,922.12
08/18/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	69.19		2,991.31
09/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		3,101.31
09/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	64.86		3,166.17
09/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	245.79		3,411.96
09/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	93.08		3,505.04
10/28/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		3,615.04
10/28/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	31.39		3,646.43
10/28/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	263.91		3,910.34
10/28/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	52.77		3,963.11
11/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	110.00		4,073.11
11/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	100.91		4,174.02
11/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	250.72		4,424.74
11/30/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	52.48		4,477.22
12/17/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--001	115.50		4,592.72
12/17/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--002	80.06		4,672.78
12/17/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--003	221.91		4,894.69
12/17/2014	BILLITM		Horry Electric Cooperative, Inc. 1379313--004	22.17		4,916.86
Totals for Electric				Beg Bal: 0.00	Activity: 4,916.86	4,916.86
				4,916.86	0.00	4,916.86

Totals: 4,916.86 0.00

MESA RAVEN HOMEOWNERS ASSOCIATION, INC

SPECIAL MEETING OF THE MEMBERSHIP

September 20, 2014

MINUTES

A special meeting of the Mesa Raven HOA took place at the VFW on Hwy. 57 in Little River, SC 29566 at 10:10 a.m.

I. Directors in Attendance: Mike Meerdter, Vice President, Jeri Richardson, Secretary
Directors absent: Mike Rollinson, President

Attendance of The Beach and Company: Kellie Shahan, Sr. Property Manager and Julee Medlin, Assistant Property Manager

Guest Speaker:

Mike Meerdter opened the meeting and welcomed everyone to the Special Homeowner's meeting to vote on the irrigation situation. He then went on to introduce Michelle from Wylie's Irrigation Co. She said whatever repairs her company did are under warranty. She said the lightening hit the irrigation system the first time and then there was another storm and the clocks on the system got hit by lightning again. The wiring was destroyed due to the lightning strikes. The clock on the pond side is down presently. The clocks are also known as modulares. The costs range from \$125-\$150 per modular. It was asked if a surge protector could be put on it, but she said that wouldn't protect it from lightening. Insurance doesn't cover the loss because it is considered an act of God. The big square box in each yard contains the sprinkler parts. The Board has a list (anonymous) of whose modulares were replaced in a sealed envelope. It was said several people lost their TV's due to the lightning strike. Mike Meerdter said the sprinkler system hasn't worked since before the strike. The Board thanked Michelle for coming.

II. Discussion:

Mike Meerdter asked Kellie if a quorum was reached for the meeting. Kellie said there were 50% present in person and 26% by proxy. A quorum was reached.

Mike said the lightning strike was huge and it blew out the transformers across the street. The Board had budgeted \$5,000-\$6,000 for the system repair and it was working fine until the second lightning strike. The irrigation company said the clocks alone were \$3,500 to replace. The Board said the \$100 fee was to be collected from everyone to pay for the clocks. Because they bought at bulk rate they were only charged \$90 each. Each house has to be hooked together so they can work. The Board is leaning toward leaving the burden of the expense to the individual homeowner. Some homeowner's insurance did cover their losses of TV's etc. due to the lightning. The clocks have been hit by lightning but it didn't affect all modulares. There was a discussion about surge protectors. Jeri Richardson asked if they can buy insurance for the sprinklers. Ralph Cretella, Lot 30, said the insurance company said they wouldn't cover it.

It was asked when the HOA can decide to get rid of the irrigation system. Jeri Richardson said she has her own irrigation system and hers has its own meter for \$1,050 plus it cost her \$500-\$600 to install. Jim Copsey, Lot 13 said when he waters his own lawn without the meter; his bill went to around \$150. He said if you plan on living in Mesa Raven for more than 10 years you would re-coup your money.

There was a discussion about the cost of electricity to run the pumps. The pond pumps run longer than the irrigation pump. Part of the HOA fee goes to pay for the electricity for the pumps. It was said the original system was put in with used parts and was a "hodge podge". The developer/contractor did a bad job and the system was eventually replaced and then the lightning struck. Mike Meerdter recommended waiting until April to do repairs on the system because the grass will go dormant. Ralph Cretella, Lot 30 said the wiring should be installed in conduits. The wires are corroded and it will be costly. The developer didn't put the wires in a conduit and now they are corroding.

It cost \$14,290 to repair the system and then an additional \$800 to replace the wiring. It was said that it may happen again next year and what do they want to do? Jim Copsey, Lot 13 said the contractor is still looking at all the wiring and there may be even more costs involved if more wires were fried. Mike Meerdter said they didn't have to vote on this matter until January or April.

Mike Meerdter asked the new homeowners to introduce themselves. They were Dennis Meerdter, of 140 Mesa Raven Dr., Lot 15, Don and Geri Fidura of 105 Mesa Raven Dr., Lot 27 and Bob and Delores Smalley of 128 Mesa Raven Dr., Lot 18.

Jeri Richardson commented that Wylie's irrigation company will let them pay the bill quarterly. It was asked why homeowners who have lots have to pay for the clocks when they don't need it. Mike Meerdter said the clocks are part of the community and the lot owner will need the clock eventually when they build their house. Al Guidone, Lot 26 said he thinks that everyone should all pay their fair share as a community.

Peter Ortel, Lot 21 asked if they vote now to pay for the modulares, would they pay for it again if it happens again. Mike Meerdter said if they vote now to pay for it, then they would have to do it every time.

Ralph Cretella, Lot 30 said the special assessments would be \$100 and if they vote to replace the modular the assessment will be a \$255 cost to each homeowner. The total cost of \$3,825 divided by 33 lots would come to \$115.90 per lot. It would cost the homeowners across the board \$6,290.

Al Guidone, Lot 26 motioned to vote to pay the balance of the bill as a community with an assessment of \$215 per lot. Peter Ortel, Lot 21 seconded the motion. Then there was a show of hands with 12 out of 16 in agreement. Motion carried.

Peter Ortel, Lot 21 asked what would be done with the list of who got the new modulares. Mike Meerdter said it will be given to the management company. The Beach and Company will get the assessment out next week to each homeowner.

It was decided to increase the quarterly dues by \$10.00 per quarter. This is to cover the increased insurance costs. Dues will now be \$300 per quarter beginning in January, 2015.

It was discussed that Mesa Raven is getting a discount of \$9.00 per month per person using HTC and that the contract ends in 2016. A decision to cancel it or not must be made by December 2015 which is three (3) months prior notice to April 2016.

Mrs. Fidura, Lot 27 asked about any lawsuits regarding drainage. The Board stated that the HOA was not involved.

Al Guidone, Lot 26 inquired about the berm erosion problem. Mike Meerdter explained that the HOA maintains the berm to a certain extent. He said there is a ditch that needs to be graded. The Board will look into it and get back with Al.

III. ADJOURNMENT:

Motioned made by Mike Meerdter and seconded by Jeri Richardson to adjourn. Meeting adjourned at 12:00 PM


Approved by: Mike Meerdter, Vice President

12/8/2014
Date