

Manchester Park HOA Board Meeting  
October 16, 2017  
Meeting Minutes

All members of the Manchester HOA Board Meeting were in attendance.

- Tony Banco
- Joanne Benson
- Karen Brooks
- Jim Harvey
- Thomas Smith

Tony Banco called the meeting to order at 6:35 PM.

**Old business:**

Tony Banco reported that he followed up with MJS on the board member background checks and was waiting for a response.

Jim Harvey reported that MJS is working on the Landscape Contract RFP – no known date for its distribution had been shared by MJS.

**New Business:**

Agenda item 1 - Review of the Regulations for Manchester Park.

Items the Board voted unanimously to change (see attached updated Rules and Regulations for Manchester Park 10-16-2017.docx):

1. Page 5, Paragraph 3. "No garage sale, moving sale, rummage sale or similar activity and no trade or business may be conducted in or from any Lot lasting more than 2 consecutive days without the approval of the Association."
2. Page 9, Commercial and Recreational Vehicles : No oversized commercial vehicles, motorcycles, boats or boat trailers, "jet skis", personal water craft or other watercraft...."
3. Page 11, Basketball Goals and Playground equipment: replace current verbiage with the following:

**BASKETBALL GOALS:**

- a. The goal must be utilized in a manner that does not excessively negatively impact adjoining properties or property owners. At all times, vulgar and/or offensive language is not allowed.
- b. The goal may only be used between the hours of 8:00 AM and official sunset.
- c. Vehicles may be parked in the roadway to allow the use of the goal, only when there is no other reasonable space in the driveway to park them and then only while the goal is in use by residents of the home and their accompanied guests. Vehicles that are moved from the driveway to allow such use shall not be parked in a manner that creates an unacceptable hazard to traffic or that blocks mail service to any box.
- d. The goal must at all times be maintained in good condition, including paint on the post, the condition of the backboard, maintenance and replacement of proper netting.
- e. When in use, the location or use of a portable basketball goal shall not constitute a significant nuisance to other residents or an inappropriate inconvenience to other residents.

- f. The area surrounding the goal and the driveway must be policed and all debris and trash removed. All related paraphernalia, other than the goal itself, must be removed when the goal is not in use.
- g. While variances to the location and use requirements set out herein may in some rare cases be provided, the circumstances surrounding the request for any variance and the reason for providing a variance must be viewed by the Board (or where applicable, by the Architectural Control Authority) as conditions that are significant enough that in the opinion of the Board (or the Architectural Control Authority) that, in their sole discretion, they determine that a variance is advisable or necessary. The fact that the criteria set out herein cannot be met due to limited driveway size or to the dimensions, shape or configuration of a lot shall not in itself require the Board or the Architectural Control Authority to grant a variance. (See "Variance" section at the beginning of this document.)

Portable basketball goals shall be used in accordance with the following standards:

- a. The goal must at all times be located on a Lot and may never be located any closer than 10' from any roadway.
- b. The goal may never be placed or set up in any manner that causes those using the structure to be in a roadway, including in cul-de-sacs.
- c. Unless otherwise specifically approved by the Association, the structure must be located in an upright position on the side of the driveway (or an approved poured concrete area).
- d. The weighted base of the structure may either be filled with sand or water, but may never be weighted from the outside of the structure.

#### Agenda item 2 – Violations

Violations were discussed and the Board will follow up with MJS on those findings.

Ad Hoc Discussion: The issue of speeding and general disregard of stop signs in the neighborhood.

After a discussion, the Board opted to:

1. Contact the Resident Deputy to discuss lowering the speed limit in the neighborhood to 15 MPH, as well as discuss removing the stop sign at the Old Barnwell Road entrance to Manchester Park (Manchester Avenue) and place stop signs on Iron Horse Road at Manchester Avenue, in both directions.
2. Contact Lexington County regarding repair of the pothole at the Old Barnwell Road entrance.

Tony Banco took both of the action items above.

The Board's next meeting will be Wednesday, November 1 at 6:30 PM at the home of Tony Banco. The primary agenda item for that meeting will be a discussion of the Architectural Guidelines and any updates to be made.

The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Joanne Benson