

**The Hunt Club Homeowners' Association**  
**HOA Annual 'BIG' Meeting**  
**March 11, 2008**

**Minutes**

Meeting began at 6:30PM in Rutledge Baptist Church on Bee's Ferry Road.

Those in attendance were: HOA, HOA advisory members, Hunt Club community representatives (i.e., homeowners).

Guests: Mr. Curtis Bostic, 6<sup>th</sup> District County Councilman; Craig Varner, Charleston Waste management director and associates.

Jim Saulisbury opened the meeting with welcome and introduced the guests.

**Changes to county landfill – Curtis Bostic**

Mr. Bostic began by giving a brief history of the Bee's Ferry landfill. The landfill began about 30 years ago taking different types of waste. C and D waste refers to items such as construction and demolition. This type of waste gets assigned to un-lined areas in the landfill. DHEC supervises all the distribution of this type of waste. The other part of the landfill which is more expensive to maintain is for things like municipal waste. Municipal waste is required to be placed in a lined container. Most recent cost for the lining was \$14 million. In 1989 in order to extend the life of the landfill, Charleston began an incinerator program. Some of the municipal waste was trucked to an incinerator and burned. The ash was taken to Bee's Ferry and deposited in the landfill. The incinerator is not large enough to burn all the municipal waste. Apparently there was a misunderstanding that only C&D waste was trucked to Bee's Ferry. Since 1989 both municipal waste as well as C&D waste have been trucked to Bee's Ferry. Bee's Ferry would get approximately 30% of the waste of Charleston County.

The lifespan of the incinerator is coming to an end. County Council has made a decision to close the incinerator. The other decision made by the County Council was to end C & D waste from being dumped at Bee's Ferry. One of the reasons County Council made this decision was because of space issues. Municipal waste can be compacted and "capped" and thus, the efficiency of space usage is better for municipal waste than it is for construction and demolition (C&D) waste. The C&D waste is growing at a significantly faster pace than municipal waste and we are running out of space because this. C&D will be redirected to another facility (Ashley Phosphate).

Bee's Ferry road has seen a geometric increase in traffic over the last 4 years. By allowing municipal waste to come to the Bee's Ferry landfill and restricting C&D, we reduce traffic by 45 to 50 trucks a day on Bee's Ferry road.

If we continue our current pace of filling Bee's Ferry with waste we will reach capacity by 2024. By stopping the use of the incinerator and redirecting C&D waste, the Bee's Ferry landfill reaches capacity six years earlier. Adam's Run has another facility but they are not online yet because of administrative issues

The following is a summary of some the Q&A which followed Mr. Bostic's presentation. Answers were also given by Mr. Varner.

**Questions:** What's the difference between C&D waste that I may bring to the landfill versus a contractor?

**Answer:** if you decided to tear down a fence on your property put it in your car or truck and take to the landfill you would have no problem. However if you gave the same material to a contractor he would have to take it to the Ashley phosphate facility.

Q: How could you tell the difference?

A: Contractors have special tags on their trucks. There are also some limits on to how much homeowners can bring.

Q: how will shutting down the incinerator affect traffic on Bee's Ferry road?

A: there will be a net decrease in traffic by 45 to 50 trucks.

Q: will shutting down the incinerator cause an increase in the volume of municipal waste?

A: yes. That is why the landfill will reach its limit six years earlier than planned.

Q: what are the health concerns about municipal waste?

A: DHEC has regulated containing municipal waste. That is why we have liners and caps. The landfill has had municipal waste for the last 30 years and that is not changing. DHEC monitors the area on a daily basis. South Carolina environmental control does regular inspections, the area is monitored for methane gas, water leakage and other hazards. We have been consistently under the bar of regulation for materials in this landfill. There is energetic and strenuous care to make sure there is no environmental hazard in this landfill.

Q: so when exactly will the landfill close? Did you say it was 2024 or 6 years earlier?

A: actually, the incinerator will close in 2010 and we are estimating approximately 14 more years of municipal waste. Thus, the closing date is 2024. However, with high growth rate projections, more municipal waste may cause the facility to close earlier.

Q: what will the landfill do to property value?

A: there is no way to know the answer to this question. However, over the last few years in spite of the landfill property values have increased.

Q: why can't we just buy a new incinerator? Isn't ash less harmful?

A: Yes, ash is relatively less harmful but a new incinerator is too costly and inefficient.

Q: What else can we do?

A: Come to County Council and lay out your argument and alternatives about what we should do.

Q: does the incinerator provide electricity or power as well as incinerate?

A: no.

Q: what is the process of distribution of these waste in the landfill?

A: each day trucks bring in the municipal waste which is compacted and put on the ground and then each day we cap it. When the landfill has reached its limit we will cover the entire landfill with dirt and grass and there will be a mound or grassy knoll.

Q: how far exactly is the landfill from hunt club?

A: currently, approximately 100 to 150 acres from hunt club property. The completed mound will be about 175 feet but trees will obstruct the view from the Hunt Club side.

### **Dues update (budget) – Don Haynie, Spectrum Properties**

We've collected approximately \$65,000 in dues for 2008. The budget for this time is approximately \$77,000.00. A reminder letter has been sent out to those who have not paid. The dues collection has been significantly better for 2008 than for 2007. Those who have not paid are in jeopardy of having a lien put on their homes.

### **Traffic Calming – Don**

A contract is out and work will start soon.

### **Class A membership**

Susan Arrington and Ken King were nominated to serve on the HOA. A letter will be sent to homeowners to elect members to the board.

### **Changes to rules standards and guidelines**

These changes will be posted to the Hunt Club web site when they are recorded.

### **St. Andrews PSD Park and Trails**

Work on the PSD parks and trails behind the fire department on Bee's Ferry has been undertaken but progress is slow.

### **HOA Advisory Committee – Ken King**

Ken made a plea for more participation in the committees. Currently we have a social committee, building and grounds committee, and neighborhood watch and a website [www.huntclubcharleston.com/](http://www.huntclubcharleston.com/) We need more volunteers for the committees.

### **Club House and other issues – Russ Nester**

Russ addressed concerns about the club house and explained that factors such as housing market have contributed to a slow down in progress. He is doing all that is possible to get this and other amenities complete. Currently, there is a plan for a pavilion near the pool for picnics which Russ and the advisory committee are working together to complete. He also said that conditions around the pool area will improve.

The meeting ended at approximately 9:00PM.

Dan Bellack, note taker