

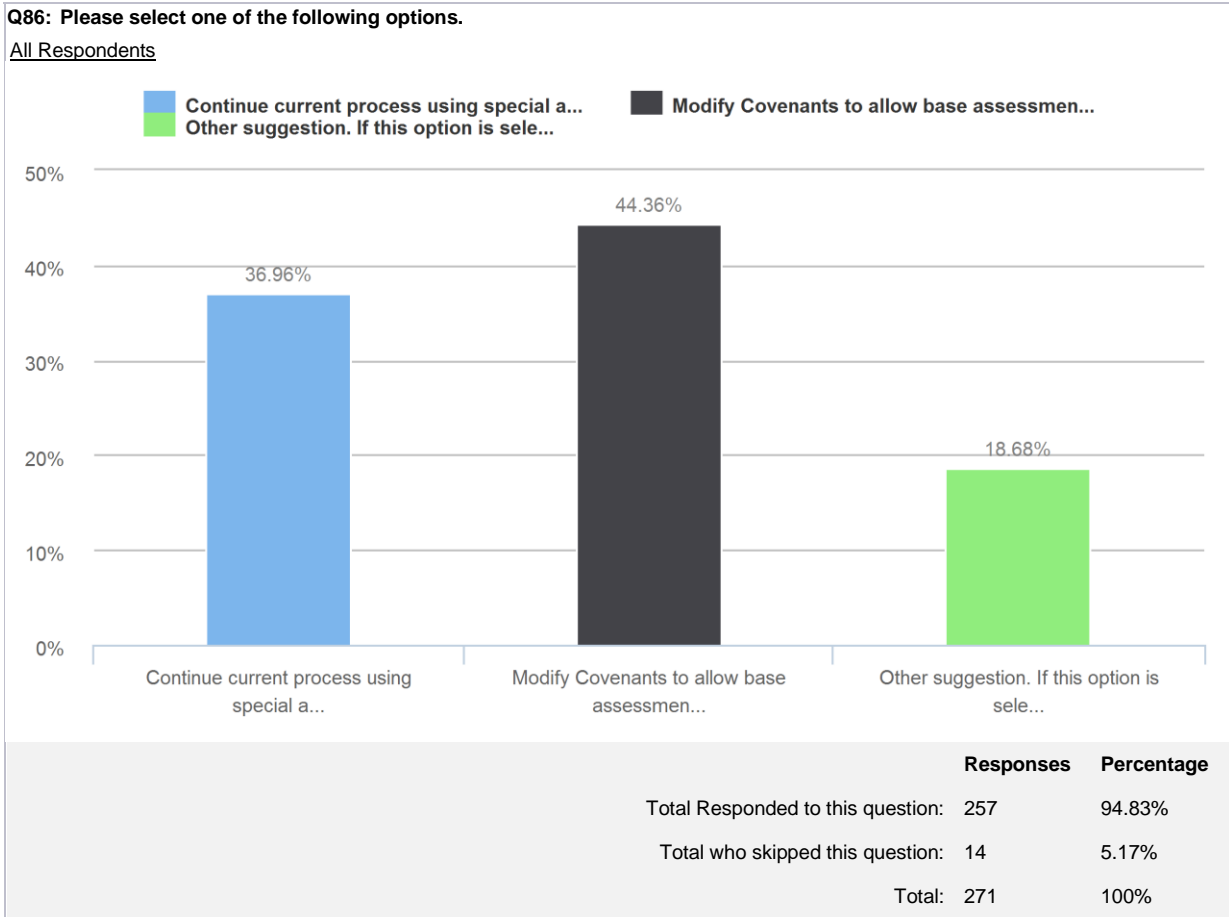
POA ASSESMENT FUNDING OPTIONS

Because of the out-of-date formula to raise base assessments set forth in the Covenants our assessments have not kept up with inflation and the true cost of maintaining our community to desired standards. The board has been forced to use special assessments to keep our heads above water.

Capital reserves to support the proper maintenance of our community infrastructure including roads and utilities and amenities including the golf course or to fund future opportunities are not sufficient.

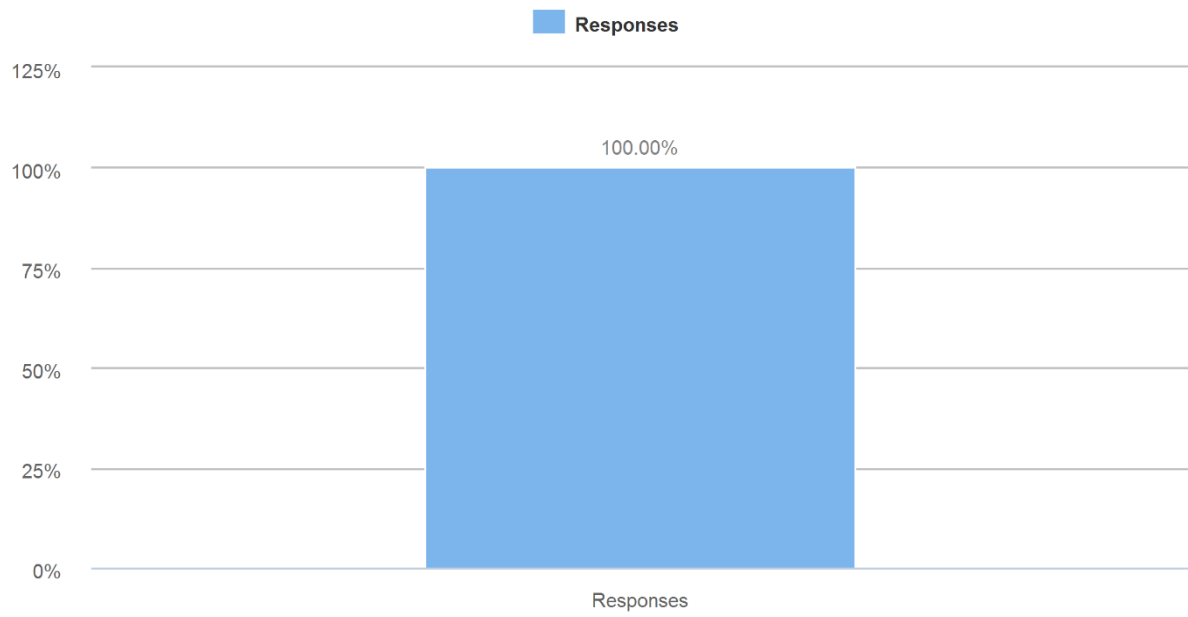
To ensure that the operations shortfall is being covered and that we provide for future needs the board is evaluating funding options.

Please select one of the following options and provide any additional comments.



Q87: Please use this space for any additional comments or suggestions you would like to share with the POA Board.

All Respondents






	Responses	Percentage
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Total Responded to this question:	93	34.32%
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Total who skipped this question:	178	65.68%
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Total:	271	100%
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86. Please select one of the following options.

				Responses	Percent
Continue current process using special assessments to meet operations funding needs.:				95	36.96%
Modify Covenants to allow base assessment increases that properly reflect true cost of maintaining community infrastructure and amenities.:				114	44.36%
Other suggestion. If this option is selected enter the suggestion in the comment box below.:				48	18.68%
			Total Responded to this question:	257	94.83%
			Total who skipped this question:	14	5.17%
			Total:	271	100%

87. Please use this space for any additional comments or suggestions you would like to share with the POA Board.

				Responses	Percent
Responses:				93	100%
			Total Responded to this question:	93	34.32%
			Total who skipped this question:	178	65.68%
			Total:	271	100%

87. Please use this space for any additional comments or suggestions you would like to share with the POA Board.

Response	Response Text
1	The increase in dues is going to drive long time homeowners out of Chickasaw.
2	I think identifying the operations that are not supporting which community infrastructures are of paramount importance. That way it can be determined where resources must be deployed. Beginning with services all residents must have, (water, sewage, roads), and ending with services not all residents utilize.
3	First, operations funding needs should never be funded outside of the budget. They should be estimated and proposed and funded within the budget. Special assessments should be for items outside the budget --- special with approval of the residents. So, the question here should be why do residents have to be assessed for something outside the budget in the first place? Second, do what every household does when there is something special to be funded. Generate additional income. But it doesn't have to be an assessment. How about using the amenities like the proposed restaurant which if managed correctly could generate income from the public as well as residents. I have many more comments, but too little space.
4	With keeping this option, we know what the money is being used for.
5	I think things are trying to be done to fast. Let's pay off big things like the new center before starting other big and expensive projects. Let's take care of infrastructure problems first
6	Appropriate governance for funds needs to be in place especially as it relates to capital projects or new investments. This should be democratized
7	You are spending too much money.
8	Since I have been in CP, I have found it very difficult to get real information on how monies are spent and what will be our costs going forward. Case in point, how many changes in the cost to build the new clubhouse. It seems that the need-to-know process is in place and the average residents (especially part-time) are not on that list.
9	Road maintenance may require a social assessment to make it up to par
10	We should look through other sources of revenue such as: golf tournaments, paid events (weddings, business meetings), event center rentals, catered events, etc.

- 11 I would like any special assessments to have a finite life and require a member vote before being instated. The current way feels like we're handing the board a blank check yearly. I believe they mean well but don't consider everyone's financial circumstances.
- 12 Our growth has greatly increased our income and our maintenance has not changed - we should be in better shape now than we ever were
- 13 Stop needless spending and if we are struggling to pay for necessary repairs, we should not be leveraging assets to build a new building.
- 14 Possibly tie it to inflation both up and down
- 15 There needs to be an established system to control cost increases with not-to-exceed limits and paralleling cost of living changes.
- 16 Use special assessments only when needed, but explore opportunities to reduce cost or raise income -- sell golf course to third party. Rent out new event center for profitable weddings/events. Replace gate house staff with remote camera operated by office staff. Increase rent on dry storage. Increase camping fee etc.
- 17 We need to raise our dues to pay for our current and future amenities and operating expenses. Everyone should share proportionally. Capital campaigns and fund raising are divisive and place an unfair burden on the few.
- 18 We do not have a good enough understanding of the current process to make a determination at this time. The above options all have potentially large implications based on how they unfold.
- 19 We must plan for emergencies and the board should be able to make adjustments as necessary
- 20 I think everyone should be assessed directly to the value of their house. (County assessment values would be acceptable). That, and only that, is the only fair way of assessing and collecting.
- 21 If #2 is selected would there be an annual cap on the percentage of increase?
- 22 Take back the community right to approve special assessments.
- 23 The money being spent on the new community center could have been spent on maintaining the neighborhood. The POA needs to get the golf course to sustain itself so that part of the POA assessment dues is not keeping it afloat.
- 24 Probably go over better with an annual percentage limitation each year it could go up.

- 25 If special assessments are continued, the golf course should not be singled out as short fall on operations. All our community operations/amenities have short falls currently. All special assessments should be utilities, roads, facilities, amenities or general operations. Amenities include the pool, tennis courts, golf course, future event center, etc. Need to review budget and the allocate appropriate assessment to maintain.
- 26 The maintenance of infrastructure should be our first priority
- 27 As most know, we are now paying for the boards of the past. The assessments should already be 5 to 600 more than they are to sustain the lifestyles Chickasaw want to portray.
- 28 Home transfer initiation fee when property is sold. Most HOAs have a fee that helps supports infrastructure.
- 29 Slow down the damn nonstop riding costs of HOA- by slowing down these ridicules million-dollar purchases and buildings!!!! Then there would not be any shortfalls!!! You are burying longtime residents in the never-ending Democrat style of shaking out OUR pockets, and not making good on the crappy investment golf course- that was supposed to be paying for itself by now!!!
- 30 Won't the activity center close that gap?
- 31 I'm ok paying more to build up a reserve fund and better manage our assets. I think more legal pressure, if possible, to get slackers to pay up would be great as well. I'm not sure how that works and most likely it isn't easy to collect or else we would have by now, but we can't be an easy target for them to take advantage of either. I just don't want people enjoying the same things for free that I have to pay for.
- 32 Times change but why do we need to change our wonderful rural community to be cookie cutter? People have a choice of where to purchase a home. We chose here over Keowee because of the open rural feel with diversity of home styles. Now people want to cut trees (look at our bare entrance and pool areas). Let's stop trying to country club our community.
- 33 Base owners' yearly assessments on property value, as most taxing authorities do.
- 34 Sometimes you need to cut instead of keep raising, starting to sound like our government, utilize technology to save cost.
- 35 Partially redacted to remove personal assault of POA member." You have the funds, causing delays and excuses for years. Unnecessary repairs and speed bump placements. Repaving roads with 2 homes is unacceptable. The focus should be Chickasaw the main street should be perfect to display the quality of Chickasaw.

- 36 Up charge for new builds-\$5,000 Additions or remodeling-\$1,000 for sewer and roads
- 37 Ensure income exceeds expenses and stop raising rates. Stay in budget. Additional income via events
- 38 Manage your money better. Only competitive bid I have seen was for the clubhouse and we all know how that worked out.
- 39 Assessments are needed to operate our neighborhood and that is understood. Don't like the idea of a base assessment as those of us on a limited income are budgeting already to keep up with the last 6 years of assessment increases. I believe modifying the covenants for that would result in a huge increase that some of us cannot continue to keep up with. We support the community and want it to thrive but we are not Lake Keowee and did not buy here to become Lake Keowee.
- 40 Since the POA Board can establish an assessment for anything (ex. admin support), in reality we have no "true" formula. In that the CPI basket of goods has no relation to the cost of a community, it clearly makes no sense to use CPI. A budget plan based on needs and best estimated cost would at least provide a clearer picture of plan expenses.
- 41 In our last neighborhood they researched this at length, and added an assessment for people buying into the neighborhood. \$1,000 per sale, followed by regular dues. It worked well and produced about the right amount.
- 42 Use a fee to use that way if you are net using if your fees would remain affordable. We are pricing senior residents out
- 43 A fee structure could be established that removes amenities from basic community services and allows user to pay an annual, or one time use fee, for those amenities they are interested in. The golf course is a good example.
- 44 Two comments. 1. Since both developed lot and undeveloped lot have the same benefits it seemed to me; they should pay the same amount in total HOA fees. If this occurs, we would not need to raise dues for a while and could pay off the event center sooner. 2. The undeveloped lot owner should also be required to maintain the lots. Remove downed trees, trash and other non-growing stuff.
- 45 We need to first decide what should be part of our fee structure. I have never felt that additional services egg golf, club house should be paid for by everyone. A membership fee to make them self-supporting is utilized in many communities. This makes the administration of these entities accountable and generally provides better service for those who are interested.
- 46 I thought when we discussed event center financing etc., I thought Board gave

impression that large increases were not necessary. perhaps I remember incorrectly. I do understand importance of keeping up maintenance and improvements.

- 47 Something needs to give. Higher dues decrease property value and make living here less affordable for middle class. More focus groups and discussion need to take place. Its already getting too expensive annually and the ROI is not visible. VERY FRUSTRATING!
- 48 Also, an overall review of our current amenity charges needs to be done, e.g., camping site rental, covered/uncovered storage, boat ramp usage, pool usage fee (enough to pay the lifeguard/attendant), etc. Also, non-compliance to HOA requirements should have fines/liens that are followed through on (including legal representation). What about a brush dumping area for residents? It would reduce trips to the Oconee land fill, reduce residents dumping on empty lots, and could be gated on a non-buildable POA lot(s) that you pay a yearly fee for the usage.
- 49 Base assessment on the assessed value of the developed lot with Uniform base assessment on undeveloped lots. Owners who have added additional lots to their developed lot would pay 1/2 that base assessment for each additional adjacent lot. Whatever formula is developed would of course have to be voted and approved by the community.
- 50 Cut down on spending and projects that necessitate all this extra funding. We need roads and utilities but not all the special projects that are coming to fruition. The golf course is certainly a big expense and hopefully the very costly Event Center will fare better financially. We moved here 25 years ago because we liked the simple community with friendly people. We didn't want to live in a high-end golf community that Chickasaw Point is be coming.
- 51 Neither. Be specific with the individual property needs with all the property owners including undeveloped lot owners.
- 52 I feel there should be a set percentage increase related to inflation. I don't feel like it should just be arbitrary set by the board each year.
- 53 Regarding the 2nd option above, increases should be gradual and hopefully predictable over time so that current residents are not making up for deficits incurred due to inadequate POA fees in the past.
- 54 I'd really like a focus on keeping costs down. Our yearly assessments were \$400 when we moved here. It's now getting unmanageable.
- 55 Get the dues to the point where they should be in terms of fixed costs and then apply special assessments if necessary
- 56 Limit the percentage per year. No more than inflation for example. People have to be

able to plan their future. I know costs go up, but if I know it won't go up more than a specific percentage, I can plan accordingly.

- 57 All items should go through the budgeting process, allow community discussion and voted on by the homeowners each year.
- 58 This should be a standard provision in any HOA/ POA...there should be an allowance to raise in accordance with inflation against a standard index.
- 59 Reevaluate where the current assessments are being allocated
- 60 I don't understand how there has been so much increase in POA fees over the last years and it's still not enough.
- 61 As this situation proves, any covenant changes may be difficult to get right, so my support hinges on how specifically this is formulated. I have experienced many boards and not all boards have been community first, so want to make sure proper guardrails are also in place as well.
- 62 If pocket neighborhoods are part of this, we do not want to pay for any of those neighborhoods. Assessments will need to be considered for the appropriate living arrangements of each neighborhood.
- 63 I do not like to see my assessments going up, but we like any community have to deal with rising costs and major capital improvements and upgrades.
- 64 Maybe set POA fees based on home value. For instance, maybe \$100 for every \$10K value the home is worth, in same token increase the minimum SQ' a new constructed home has to be to prevent people from building cheap homes POA fees have risen way too rapidly in such a short period of time, mainly due to poor decisions made by the POA in the planning of the event center. A lot of homes here (particular ones not on the lake), won't be able to support much higher increases if they continue
- 65 We are on a very fixed income. While we love being here, we would have to decide if we would be better off living elsewhere if the POA continues to increase.
- 66 Ideally the rate will cover our needs without tacking additional fees on every year.
- 67 Modify Covenants to allow Base Assessment increases that properly reflect the true cost

of maintaining community infrastructure and (Base) Amenities as stipulated in the Covenants. Creating, and maintaining the proper levels of Capital Reserves is one of the most important responsibilities of the POA Board of Directors! A Capital Reserve STUDY necessary to identify real needs hasn't been done in many years. This should be one of the first steps taken to correct the stated insufficiency. Only then can the proper type and level of assessments be known to correct and establish a proper number and level of reserve accounts.

- 68 We may have the money if we weren't spending all that money on the money pit event center.
- 69 Assessment based on value or size of the property/ home owned.
- 70 Special assessments (SAs) have clearly been used to circumvent the CPI requirement on the base fee. I believe 1. No SA increase should violate CPI requirement. 2. Any SA increase above CPI limit or any new SA line item should be approved by a vote of membership. 3. Any new SA should have a defined sunset date to be voted upon.
- 71 I suggest you get the Golf Course profitable/revenue generator so that the burden of expense is not on POA members who don't use the course.
- 72 I think we should look for revenue and profit other than assessments e.g., allowing rentals at fees that boost POA funds. I think we should look at other sources of revenue, as well. I love the event center. However, am not confident we can make a profit. I would love to be wrong.
- 73 User fee basis only
- 74 We urge the Board to do everything possible to control/avoid large increases in our annual POA fees. We have talked to several previous and current residents who have already left and those who are planning to move out of Chickasaw soon because of the fees and the fear of exorbitant increases in those fees in the near future. The people we spoke to are definitely older residents who no longer use the amenities and cannot justify paying more and more for things they no longer use. It is sad to see longtime residents feeling like they are being driven out of Chickasaw. Hope the Board will continue to be sensitive to this and keep the dues increases under control.
- 75 Canceling the new community center folly would have been the best opportunity to keep assessments down. Now that you are finding out that we cannot afford this folly, you want to put it on the backs of all residents. You operated just like the DC swamp and now the only way to pay for your so-called special assessments is to raise taxes. Sell it to a private concern and get back to serving the residents, not your special interests.
- 76 In previous years we did not increase assessments on a yearly basis as our covenants

allowed nor did we budget for a reserve. We need to keep our community affordable to attract new homeowners to purchase lots and build which will add to increased revenue for our budget.

- 77 The answer is not to continually find ways to charge more. Better efforts need to be placed on expense management. While I did not oppose the event center, as you know many did. A \$3.5MM expenditure for a clubhouse in a community this size is just one example of indulging "wants" rather than focusing on "needs". Fiscal management is critical and the board needs to realize that while the existing amenities do need to be properly maintained, adding new amenities or dramatically upscaling existing ones is likely not affordable. We want to maintain Chickasaw as being a desirable place to live, but we do not want to gain a reputation of reckless spending that leads to prohibitively-high HOA fees. That word is already beginning to get out. And comparing HOA fees with what Keowee Key charges is absolutely not a relevant comparison. I doubt any board member manages their personal finances by spending well beyond their means. Let's manage HOA funds with equal responsibility.
- 78 Stop spending money that we do not have.
- 79 Tighter control of existing budgets and spending should be a priority, together with the elimination of excessive and unnecessary spending with external auditing of the finances
- 80 Assess ALL landowners (Homeowners and landowners) a onetime equal amount on each lot to cover the increased assessment amount for operational costs for that particular year
- 81 Assessment based on home value
- 82 Raise fees enough to LESSEN resident support; i.e., golf fees; usage fees (community center/pavilion for example); profits from happy hour/future restaurant go into general fund to offset shortages. Eliminate gate attendant so no employee cost. Gates up during the day, down after 7:00 so only residents with code have access. Code access can be provided to guests.
- 83 Bring in an outside firm to evaluate, there should be other ways to fund the community.
- 84 The fees will be going up to pay for the new event center. Let's allow that increase settle before we do an automatic increase for inflation.
- 85 I feel if you continue to increase our POA assessment fees and continue to support operational expenses for there the water treatment plant, golf course, and the event center and not place security and maintenance of amenities as first priority that we will see a decline in people wanting to stay here or move here. I think any investments we make should prove to be self-supporting and not depend on homeowners' assessment fees to operate.
- 86 We are not opposed to either solution but would want to hear a more comprehensive

report on suggested changes to covenants before offering support.

- 87 This question does not address the golf course or give any specifics about the current financials' deficit.
- 88 Redacted comment that attacked individual Board members. Recommended the respondent speak with Board privately.
- 89 At issue are our community priorities. Some set a high priority on community appearance instead of maintaining the integrity of our existing infrastructure. The special assessments of the past decade have primarily been aimed at maintaining the desirability of the golf course which has always been a failing business.
- 90 Seems like the biggest concern is security. please consider putting money into that. no need for any of the other ideas/improvements.
- 91 Modest increase is fine but should be limited.
- 92 The current covenants provide for inflationary increases this should be enough if we spend our money wisely.
- 93 Create a basic yearly cost with a portion going to reserves to avoid sudden special assessments.