

Snee Farm Community Foundation
Board of Directors Meeting
May 11, 2004
Revised 8-12-04

Present: Michael Hart, Clay Hallmark, Jerry Baty and Jim Craven

Absent: Emilie Carey, Nick Kobylk, and Chuck Gilmore

Committee Members: Evelyn Hutto, Bill Russo

Guests: Linda and Larry Isaacs, 894 Law Lane, Terry Comerford, 1202 Ventura Villa, Carmela Baty, Martha Williams, Trina Keirman, 1188 Farm Quarter Rd., Jack & Gigi Walsh, 1136 Shady Grove, Lawrence & Julia Frierson, 802 Farm Quarter Rd., Theo Englund, 1080 DeLeisseline Blvd, George Ballester, and Francis Hutto.

President Michael Hart called the May 11, 2004 meeting to order at 5:30 p.m.

Restriction Committee: Bill Russo reported that he had 102 violations in April. Boat Violations, 9, Yd. Maintenance, 17, Trailer/storage/dumpster, 8, Yd. Debris, 34, Mailbox & post, 15, Vehicles, 15 and Home condition, 4. Major violators with regard to early trash disposal are the lawn service contractors, who place refuse onto the street directly after performing their work.

Jim Craven motioned to accept the restriction report as submitted, seconded by Clay Hallmark, motion carried.

Minutes: Clay Hallmark motioned to accept the revised minutes of the April 13, 2004 meeting as submitted and changed by Emilie Carey and Nick Kobylk, seconded by Jim Craven. Motioned carried.

Legal: No report on Speed Humps. Ben Allen's lawsuit is proceeding.

Joe Best, owner of 1145 Ambling Way (was renting to the people with a Limo service). We have a lien on his property for \$3,000.00, his house sold, and we informed his realtor about the lien that will be collected at closing.

Michael stated that of the approximate 17 cases taken to Small Claims Court this spring, Some 12 homeowners paid in full prior to the hearings, 3 cases were heard April 27th and we received a favorable ruling, and 2 cases remain open. The funds collected on the 12 residents were in excess of \$3,000.00.

We now need to pay \$10.00 per case to serve the homeowners. Mugsy and Michael will go back to court in June for the final cases.

Jim Craven motioned to accept the Legal report, seconded by Jerry Baty, motion passed.

Treasurer's Report: Jerry Baty reported the Line of Credit is \$55,000 not \$45,000 that was in his report. Cash in Bank as of April 30, 2004 is \$9,377.75 and the funds paid in April was \$9,537.25.

Jerry had a copy of the April newsletter and asked the Board if it would be better to post it on the Web site and not send to all the homeowners to save money. He would like to have this voted on at the Annual Meeting in Sept.

Osborne Electric charged \$925.00 to fix the electric problems at the Front Entrance caused by Jennifer Dean's auto accident in December. Michael stated he felt this amount was excessive and the bill would not be paid until Osborne electric provided a satisfactory breakdown of the charges.

The Country Club hired a Lake Maintenance Co. to maintain the lakes without the approval of SFCF. Mike Hart will get together with Mike Ashton about the bill sent to SFCF and about the contract.

Jerry suggested that the Annual Assessment be changed to \$250.00 a year. This would raise some \$45,000 per year and the funds could be used to reduce long-term debt. Any change in the Annual Assessment would have to be voted on at the Annual Meeting in Sept.

Michael Hart suggested a transfer fee of \$200.00 for all new homeowners, which would have to be voted on in Sept. at the Annual Meeting. This could raise some \$18,000 per year with proceeds used to reduce Long Term Debt and/or Capital Expenditures.

Jerry Baty was thinking of a \$75.00 transfer fee.

Clay Hallmark motioned to accept the Treasurer's report as submitted, seconded by Jim Craven. Motion carried.

Administrative Assistant: Mugsy Kerr reported she retyped the By-Laws for the special committee. Mugsy also handed out copies of the homeowners that are still delinquent with their Assessment.

Jim Craven motioned to accept the Admin. Assistant's report, seconded by Jerry Baty, motion carried.

Maintenance: Emilie Carey was absent, no report.

Michael Hart reported he's working with the Waterworks about replacing the plants on Parkway where they installed a water meter and took out our landscaping.

Security: Jim Craven reported he asked an Officer with MPPD to attend the meeting to report on any vandalism and break-ins, but he was unable to attend.

The Fence between Beaumont and Snee Farm coming down the Parkway is broken in five different places. Jim will call Roger Wilson to fix the fence.

Jim Craven motioned to ask Roger Wilson to fix the fence along the Parkway if cost will be under \$500.00, seconded by Clay Hallmark. Motion carried.

Architectural Review Committee: Clay Hallmark reported that he and Emilie Carey and Chuck Gilmore are meeting every Monday to go over Arch. requests from homeowners.

Clay commented on the Newspaper Article that was in the Newspaper May 11, 2004 titled Buying into a community group, For many, homeownership means abiding by HOA regulations.

Clay reported the Arch. committee has designed a new letter for approvals of the committee.

It was reported to the Arch. committee Dr. Bill Wilson, 1184 Farm Quarter Rd., has a storage shed in his backyard. Dr. Wilson said he had approval to install the shed. The Board will ask Dr. Wilson for a copy of this approval. Clay and Bill Russo will take up this matter with the Wilson's.

Jim Craven motioned to accept the Arch. committee report, seconded by Jerry Baty. Motion carried.

Restrictions: Michael Hart discussed the Garage Sale signs the Garden Club wanted to put out in S.F. for their Annual Flee Market. Michael said the notices were put on the Bulletin Board, but too late in their opinion. The Newsletter was also late with the information.

Old Business: None

Larry and Linda Isaacs are concerned about the proposed new super Wal-Mart on 30 acres behind the Walgreen Drugstore, Hwy. 17. N. across from Towne Center. All the drainage will come through the Snee Farm Lakes. There will be a Planning Board

meeting at Town Hall, May 19, 2004, 5:00 p.m. to discuss this project. All homeowners are encouraged to attend.

Terry Comerford, Ventura Villa, was disappointed the Garden Club was not allowed to put up signs early for their Annual Flea Market. Other Boards have allowed the G. Club to put up signs.

Jim Craven motioned to approve signs for the Annual Flea Market fundraiser for the S. F. Garden Club. Seconded by Jerry Baty. Motion carried.

Trina Kiernan, 1188 Farm Quarter Rd. apologized to the Board for the article that appeared in the May 11, 2004 Post and Courier. She said she was misinformed as to what the article would contain and said she would not have agreed to do this article had she known.

Jim Craven motioned to adjourn the meeting, seconded by Jerry Baty, motion carried.

Meeting adjourned 6:57 p.m.