

Snee Farm Community Foundation  
Board of Directors Regular Monthly Meeting  
Snee Farm Country Club  
February 1, 2005 –5:30 PM  
Minutes

**Board Members Present:** Jackie Walker, Lawrence Frierson, Evelyn Hutto, Margaret Passailaigue, Emilie Carey, Jerry Barnett, Dave Ardis, and Jim Craven.

**Absent:** Phil Siegrist

**Others Present:**

Restrictions Compliance Administrator: Mike Hart

Committee Members: Marty Boroughs, Michael Barrett

Guests: None

Administrative Assistant: Mugsy Kerr

**Call To Order:**

-President Walker called the February 2005 meeting to order.

-All Standing Announcements were reviewed.

**Minutes Approval:**

***Jim Craven Motioned to Approve the January 10, 2005 Minutes; Seconded, Motion Carried 7-0.***

**Committee Reports:**

**FINANCE**

Margaret Passailaigue, CPA, Treasurer, presented her new Treasurer's report; her forms include a Balance Sheet, Income and Cash Flow Statements, and Check Register. Copies are available for Homeowners by contacting her at 849-7552. The Foundation has received 314 assessments as of 2/1/05. As a result, \$40,000 was recently paid towards our credit line debt.

***J. Craven Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

**MAINTENANCE**

-Chairman Barnett gave a detailed review of the various maintenance items he and Diana were able to handle themselves this month, including cleaning and painting all three entrance signs to be consistent with the front entrance; spent approx. 25 hours doing various maintenance jobs during Jan. thereby saving the Foundation approx. \$2,600.

-AAA Fence Co. has begun the chain link fence repairs needed due to damage from Gaston. The insurance coverage will result in our portion only being the deductible of \$1,000.

-Based on Mr. Barnett's earlier recommendation to delay the pine straw application to save money, he advised it now time to do so using 800 bales at a cost of \$3,200. An additional charge of \$3.00 per bale to put down by Ashcraft need be paid when the job is done.

***J. Barnett Motioned for Approval of the Pine Straw Purchase of \$3,200 and Pending Expense of \$2,400 for Ashcraft to put it down; Seconded, Motion Carried 7-0.***

-The old light fixtures from the front entrance had been located and can be used to replace the deteriorated four at New Charlestowne. Osborne Electric will replace them at a cost of \$530 and will continue to store the remaining two fixtures in their warehouse until needed.

(Committee Reports Continued)

***J. Barnett Motioned to Approve Osborne Electric to Install the Four Lights Fixtures in New Charlestowne; Seconded, Motion Carried 7-0.***

***J. Craven Motioned To Accept the Report. Seconded, Motion Carried 7-0.***

## **SECURITY**

-J. Barnett advised of the recent theft of the entire lighting setup at the Parkway entrance sign (Case #05-01398). Osborne will evaluate what is needed and costs to replace.

-Chairman Craven advised the Board that speeding in Snee Farm seems to be decreasing, possibly due to an increase in Police patrolling.

***L. Frierson Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

## **ARCHITECTURAL CONTROL**

E. Hutto, Chair, reported the committee continues busy this past month including one request regarding a pool. Some homeowners began work without approval saying they weren't provided the Declaration And Restrictions at their closings. Also, she shared that the delay in receiving the ACC files from the prior Board's ACC Chair, until last month, resulted in problems monitoring active projects/files for both ACC and RCC work.

***J. Craven Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

## **RESTRICTIONS**

-Compliance Administrator, M. Hart, advised of the progress of the form letters he is using for violations that are achieving good results. The Foundation Attorney placed a lien on an Ambling Way property that was in bankruptcy - \$1,000 was received when closed.

-E. Carey asked to see the new form letters. J. Walker, Chair, advised that she is working with M. Hart on the new letters and, when the system and letters were more complete, will provide them for Board review stating that the work to address violations could not be delayed and was confident that the letters were appropriate enough to use to achieve compliance. Emilie would like to see a written monthly report from M. Hart. After discussion, it was agreed that a brief statistical report would be done each month.

***J. Barnett Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

## **SPECIAL PROJECTS**

-L. Frierson advised that he and P. Siegrist attended a Town Council meeting 1/11/05 concerning a 90-unit Motel plan request to be across Hwy. 17, left of the front entrance of Snee Farm. The proposed Motel vote failed.

-A proposed commercial zoning change/small office Park across from Woodland Hall off Whipple Rd. was withdrawn due to opposition.

-Frierson attended a Town Transportation Comm. Meeting 2/1/05 re. the widening of Hwy. 17 and the impact of drainage on Snee Farm. The Town is taking our concerns seriously enough to put this project on hold for 90 days. This is a big project with a lot of political pressure; for now the Town Engineers & Transportation Comm. are supporting our concerns.

-D. Ardis briefly addressed concerns on what future depth and needs will be in order that the lake system be efficient as well as conservation for wildlife habitat.

(Other Reports or Information Continued)

Legal Matters Continued:

***J. Barnett Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

**Other Reports or Information:**

**Legal Matters** – President Walker asked J. Craven for an update on the B. Allen (no longer a homeowner) suit against SFCF. The earlier ruling of the Judge against Mr. Allen’s “frivolous” lawsuit, included his order for repayment of attorney expenses to SFCF.

Another hearing was scheduled due to Allen’s Attorney’s request to reconsider the repayment issue. The Foundation Attorney feels that it will be upheld resulting in SFCF receiving said funds.

***L. Frierson Motioned to Accept the Report; Seconded, Motion Carried 7-0.***

**Administrative Assistant**

-M. Kerr confirmed that, to date, 314 Dues Assessments have been received.

-Also advised that SCE&G will be sending a refund to all Homeowners due to their double billing the homeowners and the Foundation for the street lighting.

***L. Frierson Motioned to Accept the Report; Seconded, Motioned Carried 7-0.***

**Unfinished Business (Board Only)**

***-E. Carey Motioned to establish a committee to research changes to be made to SFCF By-laws. This committee would consist of at least one Board member and several ad hoc members. The purpose of this committee would be to recommend changes to the Board. This committee would recommend corrections to the inconsistencies between the By-Laws and the Covenants and clarification of policies and procedures. No Second, Motion Failed.***

***-E. Carey Motioned that the previous Board’s Property Management Committee be reactivated for the purpose of researching property management services. No Second, Motion Failed.***

**New Business – Board New Business**

-President Walker asked L. Frierson to advise the Committee Assignments effective 2/1/05.

**Finance:** Margaret Passailaigue, CPA, Treasurer, Marty Boroughs, Francis Hutto, Bob Spears. **Maintenance:** Jerry Barnett, Chair, Dave Ardis, Diana Barnett. **Security:** Jim Craven, Chair, and Jerry Barnett. **Architectural Control:** Evelyn Hutto, Chair, Lawrence Frierson, Beau Kern, Jackie Walker. **Restrictions:** Jackie Walker, Chair, Lawrence Frierson, Francis Hutto (Mike Hart, Compliance Administrator). **Special Projects:** Lawrence Frierson, Chair, Michael Barrett, Marty Boroughs, Emilie Carey, Phil Siegrist and Jackie Walker.

-E. Carey expressed that other homeowners are interested in serving on committees. L. Frierson advised that a written application/resume needs to be on file to be considered for committee assignments.

***J. Craven Motioned to Accept the Committee Assignments as Provided in Writing; Seconded, Motion Carried 6-0 – E. Carey Abstained.***

-Discussion was held regarding the past use of the Gazebo for Club private functions. This was deferred to the Special Projects Committee for review/preparation of an agreement draft.

**New Business – Foundation Members Comments/Concerns**

-B. Russo, 1198 Moss Bluff, concerns: street safety related to a recent landscaping debris placement at the Gazebo; gave opinion of the Gazebo use by the Club for private functions.

-J. Gilmer, 809 Farm Quarter, stated it was her recollection that P.Siegrist had not asked for resumes from those offering for committees; also shared her disappointment that the Board did not support E. Carey's motion to form a By-law review committee.

-J. Assey, 1136 Parkway Dr., advised this was the first Board meeting she had attended and expressed thoughts based on what she had observed.

-D. Osterfeld, 1221 Chersonese Round, restated his earlier suggestions effort and offer to assist.

**PRESIDENT'S TIME**

-President Walker advised that she now had the Original Declaration & Restrictions and is working on adding to the website to possibly include indexing to aid download speed.

-She further stated that while some efforts of this Board may appear, to some, to be slow, it need be understood that it will not proceed on any issue to satisfy unreasonable request(s) of a time line that will compromise the quality of the work since it is the goal, of the majority of this Board, to ensure comprehensive and accurate work to include correcting the problems and mistakes that were left to them.

***L.Frierson Motioned to Adjourn; Seconded, Motion Carried 7-0.***

*Meeting Adjourned at 7:00 PM*

**Minutes Approved On March 1, 2005 At the Board of Directors Regular Monthly Meeting.**

Attested To By: **Jackie Walker**  
President, Secretary