

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

Minutes

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

Others Present:

Restrictions Compliance Administrator: Mike Hart

Committee Members: Marty Boroughs, Michael Barrett and Beau Kern.

Guests: None

Administrative Assistant: Mugsy Kerr

Call To Order:

-President Walker called the March 2005 meeting to order.

-All Standing Announcements were reviewed.

Invocation:

Emilie Carey read a message on “Power”.

Parliamentarian:

At the request of President Walker, Marty Boroughs shared, with Board Members and Homeowners, information on meeting propriety from Roberts Rules of Order.

Minutes Approval:

Phil Siegrist Motioned to Approve the February 1, 2005 Minutes; Seconded, Motion Carried 6-0.

President’s Time:

J. Walker advised that most of the Board attended a second meeting with the Club representatives regarding the proposed Clubhouse Project. It was more informative than the first with better renderings. The proposed concept, including a section of approx. 34 upscale single family homes is still in a preliminary stage. The residential aspect is intended to aid the funding needed to build a completely new Clubhouse and Pool. The Board has received many inquiries and comments from Foundation members that evidence speculation and rumor due to lack of facts. The Board has asked the Club, when detail is better formulated, to present factual Project plans to the entire Foundation to allow the homeowners to evaluate and be heard on what they feel is in the best interest of the Community. She further advised of a recent first letter the Club sent to its membership with preliminary information – copies were offered to homeowners in attendance.

Committee Reports:

FINANCE

Treasurer, M. Passailaigue, CPA, presented the report. In attempting to finalize the Budget, realized a Lot discrepancy in our data base compared to Town and Post Office figures, each being different; a correct number is needed to accurately project income; she is working on confirming a correct total.

-President Walker, having reviewed a lien prior to a recent closing, discovered an improper practice of overcharging late Dues Assessment penalties that had been initiated by a previous Board. The Declaration has clear wording as to the correct calculations – she instructed the Atty. to correct the lien amount accordingly. This Board’s records document six others affected whose checks were received after September; due to the integrity of this Board, the Treasurer will now ask approval to refund those six which are approx. \$100 each.

-A recent budget meeting was held for Maintenance Chair, J. Barnett, and D. Ardis, to identify further 2005 needs and costs for the required care and beautification of the Common Areas – she stated the importance of the commitment of this Board to not compromise that work as we also continue to strive for good impact on reduction of the debt.

JW

(Finance Report Continued)

- The 2004 Tax Returns were prepared at a cost of \$250 (compared to \$595 the prior year).
- January financial reports were distributed and are available to homeowners by contacting her.
- 2004 Outstanding Assessments – Prior to resorting to Small Claims Court action, due to uncertainty as to real estate transfer information being provided to update our records, J. Walker and M. Kerr are personally contacting a list of approx. ten homeowners who appear delinquent; only 3-4 are still outstanding.
- 2005 Dues Assessments - As of end February, we have received 462.
- M. Passailaigue Motioned to Refund Six Homeowners the Overcharged Portion of Their 2004 Assessment Late Fees; Seconded, Motion Carried 7-0.**
- M. Passailaigue Motioned to Accept the Finance Report; Accepted 7-0.**

MAINTENANCE

- Chairman Barnett gave a review of many items he and Diana accomplished this month, including having to again clean and repaint the Whipple Rd. signs after they were egged, palm tree pruning, cleaning/painting the large pump cover box off the front entrance Parkway, and a considerable amount of tree and shrub debris clean-up needed because of D. Ardis' free tree care/pruning. With Dave's help locating some matching shingles, they also repaired the Gazebo roof. These items personally done by the Barnett's took approx. 12 hours during the month at a savings to the Community of approx. \$700.
- Chain link fence repairs, due to storm damage, were completed. A large pine tree adjacent to Beaumont was also damaged - its dangerous status, required it be removed at a cost of \$500.
- Osborne Electric installed the four light fixtures in New Charlestowne. An electrical wiring problem is preventing 100% operation – they will return to complete with other elec. repairs needed.
- D.Ardis shared an article by the Town Arborist regarding improper Crape Myrtle tree pruning within the Business Community. Dave asked this information be included in a future newsletter prior to next winter pruning to educate and encourage homeowners to do as it recommends.
- Dave emphasized this Board's commitment to focus on much needed attention to the Parkway side of the Community with what will be our biggest Beautification project for this year. The proposal for the Garden Way Island, behind that entrance, includes removal of the old shrubs and unhealthy crepe myrtles due to over-pruning, poor soil removal and preparation, irrigation, additional lighting, a large section of trellis iron work including powder-coated finish to resist rust, numerous floral plantings, etc., at a cost of approx. \$11,300. Also included in that amount is the removal of dead plants and clean up of the large sign areas on Garden Way at the Ambling Way end.
- Dave Motioned to Approve the Garden Way Island Project at a Cost of Approx. \$11,300; Seconded – Discussion** was held to clarify various aspects, costs and justification of the Project expenditure, to include J. Barnett's statement that his and Diana's personal Maintenance efforts are being given to the Community to allow the money saved be appropriated to beautification projects.
- Phil Siegrist Motioned To Amend the Motion To Approve The Project At A Cost Not To Exceed \$11,300; Seconded, Motion Carried 7-0.**
- J. Barnett Motioned To Accept the Maintenance Report; Accepted 7-0.**

SECURITY

- Chairman Craven advised of problems including vandalism to common areas (tire tracks, etc.) and to mailboxes. An early morning attempted break-in was reported, and gun shots were heard from an area behind Snee Farm. They encouraged everyone to watch for, and report, anything suspicious as well as the ongoing speeding. P. Siegrist shared numerous complaints being received regarding dogs roaming off their property, as well as some who are walked off leash causing problems including aggressive behavior. This too should be reported to the Police.

J. Barnett Motioned to Accept the Security Report; Accepted 7-0.

(Committee Reports Continued)

ARCHITECTURAL CONTROL

-President Walker introduced new ACC committee member, Beau Kern.

-In the Chair's absence, L. Frierson reported very busy with approval requests and getting good cooperation with few problems. The Committee is continuing to evaluate the process to create forms needed for efficient handling for the homeowner and the ACC.

L. Frierson Motioned to Accept the Report; Accepted 7-0.

E. Carey asked if the ACC Permit is being used. L. Frierson advised that Evelyn would be the one providing it - he thought she was but will check on it.

RESTRICTIONS

Compliance Administrator, M. Hart, passed out a written report for February. He advised of overall good cooperation but reported a recent abusive and threatening call from a homeowner even though a valid violation was the issue. Of the approx. 90 violation letters handled in February, more than half are for garbage or their receptacles and yard debris related issues. Putting in approx. 100 hours for the various responsibilities, he gives as much personal service as possible to include phone calls to achieve quick compliance; stated his availability almost every day to handle special circumstances that need prompt clarification or attention. He receives an avg. of 2-5 calls daily in response to letters, and other calls to report violations – thank you notes are sent when it can be determined that homeowners promptly correct the problems. Mike also expressed appreciation to Ely Brooks for his help.

J. Craven Motioned to Accept the Report; Accepted 7-0.

SPECIAL PROJECTS

-President Walker introduced new S.P. committee member, Michael Barrett, who has agreed to evaluate and oversee remedy to achieve Records Management needs. M. Barrett gave an introduction as to some obvious problems and preliminary ideas for solution. Priority will be given to our data base to implement a more efficient system; also, necessary and compact records storage.

-Chair, L. Frierson, advised that he and P. Siegrist attended a recent Town Planning Committee meeting on the widening of Hwy. 17 related to traffic and drainage impact on Snee Farm. A combined sum of \$160,000. has been appropriated to study this problem (to be complete by March 25, 2005) and they felt it would be credible and accurate with our concerns being addressed. P. Siegrist shared the Mayor's remarks that the \$100,000,000. (funded by three different sources) could not be lost to a mistake. D. Ardis advised of one of our residents, an environmental engineer and expert in this field; suggested he speak at our next meeting to provide us knowledge in this effort to protect Snee Farm.

-L. Frierson presented a revised Board/Committee Member Application Form. He noted this being part of the Board's ongoing effort to develop professional forms to better perform our responsibilities.

-L. Frierson Motioned to Approve The Form; Seconded – Discussion - E. Carey disliked the word 'Resume' stating it would insult/intimidate interested homeowners and disagreed that such a form is needed for committee members. Other Board members who spoke agreed that the word was not a need, but such information, and the form, was very important to aid the process of evaluation of experience/talent that could be an asset in the committee(s) work, as well as when more persons apply than are needed.

-L. Frierson Amended the Prior Motion to Approve The Form with the word Resume' Removed; Seconded, Motion Carried 6-1; E. Carey Voted Against the Motion.

-L. Frierson Motioned to Accept the Report; Accepted 7-0.

Other Reports or Information:

Legal Matters

J. Walker advised the only legal matter pending is the issue of the Foundation being reimbursed by B. Allen due to the Judge's earlier ruling against Mr. Allen's "frivolous" lawsuit against SFCF.

(Other Reports or Information Continued)

Administrative Assistant

Due to prior problems experienced, M. Kerr emphasized to this Board the importance of promptly sending late notices to homeowners who do not meet the Dues Assessment March 31st due date. Small Claims Court processing could not be started until thirty days after the late notice is issued.

L.Frierson Motioned to Accept Other Reports/Information; Accepted 7-0

Unfinished Business (Board Only)

-P.Siegrist advised that SCE&G contacted him this week regarding the project along Longpoint Rd. The 3000 feet of line will be placed underground and should be completed in 3 mos.

-J. Walker provided two separate Agreement drafts regarding Gazebo Rental for small wedding type events:

1. Yearly Agreement between the SFCF and the SFCC authorizing the Club to assist the persons contracting to use the Gazebo in conjunction with their function at the Club; also, the Club's responsibility to SFCF in handling of payment and supervision of the event at the Gazebo.
2. Agreement between SFCF and the person renting, to the terms of SFCF for use of the Gazebo Area. M. Kerr will process a modified version of this form directly with any person wanting its use but is not being done in conjunction with the Club. In preparation of these Agreements: the Club Manager was consulted, Liability Insurance was confirmed adequate at no additional charge, Foundation Attorney, D. Greene, reviewed the Documents and agreed to their use for this purpose, our Treasurer confirmed the incidental income would not pose a problem to our SC non-profit status.

The Board discussed and recommended the fee and deposit amounts.

P. Siegrist Motioned to Accept the Agreements with a Rental Fee of \$150 Per Day For Those Who Do Not Own Property In Snee Farm; The Rental Fee Will Be Waived for Homeowners Provided It is Booked for Their Personal Use, and A Deposit Amount of \$150 Applies to Both; Seconded, Motion Carried 7-0.

New Business – Board New Business

-E.Carey asked the Board to have a committee appointed to address revisions to the By-Laws. President Walker clarified this was not a New Business item since E. Carey had previously proposed it several times to include a failed Motion last month; further, unless she had something of significant importance to the topic for the Board to reconsider, the topic should not be introduced again.

-J. Walker advised that the Webmaster was now working on adding the correct Amended Declaration and Restrictions information; the process is slow due to the indexing being done to enable faster download/printing. Also advised the Board to change an obvious error in the Declaration on page 20, 2. a. (the wording "paragraph K", should be "paragraph J")

New Business - Foundation Members Concerns None

L. Frierson Motioned to Adjourn, Seconded, Meeting Adjourned at 7:40 p.m.

Minutes Approved On April 5, 2005 At the Board of Directors Regular Monthly Meeting.

Attested To By: **Jackie Walker**

President, Secretary

