

SNEE FARM COMMUNITY FOUNDATION
2006 ANNUAL MEETING
September 28, 2006 ~ Old Wando High School ~ 7:00 PM

MINUTES

Board Members Present: Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Dottie Teetor, Jim Craven, Jerry Barnett and Michael Barrett. **Absent:** Dave Ardis and Phil Siegrist

President Walker reported that a Quorum of Foundation Members was verified and business could be conducted.

Call To Order & Brief Announcements: President Walker called the meeting to order and reviewed the announcements. She recognized Mugsy Kerr's twenty years of service to the Community to which the Membership gave applause in appreciation. Board Members, Rob Kerr, Legal Counsel to the Board, and Marty Boroughs, Parliamentarian, were introduced. Volunteers present were also recognized and thanked.

Guest Speaker: President Walker introduced Mr. P.O. Mead, ISA Certified Arborist, with an introduction regarding the Board's intentions to work with Mr. Mead as an independent consultant for short and long-term planning for the needed care of the Common Area Grand Oaks and other valued trees. In doing so, it is the Board's hope that consistent planning for proper care and related funds be implemented in the future and continue in years to come. Mr. Mead emphasized the historical value of the trees and their being a unique asset to our living enjoyment and property value. He elaborated on numerous aspects of their needs due to growth, age, relationship to other plantings, disease, stress, etc., and the importance of the overdue care needed to aid in their preservation.

Fresh Start Progress Report: President Walker reviewed goals set, and achieved, by the Fresh Start Team in 2004 including: A proactive approach to protect Community interests, Board business practices/policies established, Fiscal professionalism & responsibility, Needed revenue initiated, annual budget established, Emergency reserve fund started, Credit debt and account eliminated, Quality general maintenance, Landscape beautification revitalization, Effective restrictions and ACC enforcement, and Long-term planning in process.

Committee Reports:

LANDSCAPE: In Chairman Ardis' absence, Committee member Dottie Teetor reviewed the Committee's responsibilities. She gave an overview regarding the numerous revitalization projects including the return of flower beds at all entrances. She stated that we are playing catch-up after long time neglect to include reevaluating old plant material and misc. tree issues. The long overdue care of the valued trees has begun and long-term planning is in progress for their ongoing needs. The Garden Way island was reworked to become a focal point and includes architectural detail with an interesting variety of plant material. New beds and venues at the Gazebo and in the field area along the Main Entrance Parkway are being added. A new bed was added to the Main Circle and a dormant flower bed was enlarged and redesigned with year-round plants of interest; both are adjacent to the new artisan created stone-cast benches that were possible due to funds from the Garden Club. A large perennial bed will be added at Liberty Circle which will act as a focal point. The DeLeisseline area is a work in progress that will incorporate new trees and beds with a variety of interesting plants including sub-tropicals.

A Motion was Made to Accept the Landscape Report; Approved by the Members.

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(Committee Reports Continued)

ARCHITECTURAL CONTROL: Lawrence Frierson, Chair, thanked ACC members Dottie Teetor, Beau Kern, and Jackie Walker. He shared that in doing this work, it was a pleasure having the opportunity to meet many more homeowners than he may not have met otherwise. Lawrence quoted from the ADAR some of the detail regarding ACC approval which must be obtained for all exterior improvements prior to implementing them; also, that any living tree having a diameter in excess of 6” shall not be removed without prior ACC approval which is more strict than the Town’s guidelines – therefore, Town approval does not guarantee that you will get the same from the ACC. He reported that if we continue at the rate we are going this year, we will probably have about 175 requests processed for the 2006 calendar year, which would be a 25% increase over last year. During the overall period of 2.5 years, over one-third of our homeowners have made exterior improvements to their properties. These numbers show that, not only current residents, but new owners moving in are showing growing confidence by investing their money in our Community.

A Motion was Made to Accept the ACC Report; Approved by the Members.

SECURITY: Jim Craven, Chair, began with remarks from the MPPD that Snee Farm, based on its size, has a very low crime rate. The Department attributes this to the vigilance of the residents keeping an eye out. Speeding continues to be a problem but there appears to be a decrease in the last six months. He gave yearly statistics from the Department: auto break-ins-2, thefts-7, malicious injury-4, disturbances-2, domestic-2, suspicious acts-2, traffic accidents-4, deaths-2 (in-home and investigated according to protocol), assaults-2. He stressed the importance of promptly contacting the MPPD (884-4176) directly for anything suspicious. Their response time has been excellent. He thanked Jerry Barnett for his assistance. Jerry stated that speeding by homeowners and school buses was an on-going problem and asked that anyone observing First Student bus #220 speeding, please contact the school and the MPPD to report it. He reminded parents of the problems occurring at the Casseque Lakes areas, and asked that they monitor their children to prevent their involvement in illegal party activity with alcohol, drugs, etc.; also asked that residents report any suspect activity in that area. Vandalism is an ongoing problem – road signs, benches, windows & signs shot by BB guns. Noted that garage doors are being left open or unlocked as well as vehicles which are an invitation to crime.

We are working closely with the MPPD and he stressed the importance of keeping a look-out and reporting anything suspect to help keep Snee Farm a great neighborhood.

A Motion was Made to Accept the Security Report; Approved by the Members.

RESTRICTIONS COMPLIANCE: Jackie Walker, Chair, advised that this was not a popular committee to serve on and she thanked Lawrence and Jerry for their sacrifice and value in doing so when needed. She clarified that Michael Hart, Compliance Administrator, was paid to perform this function, and that a Board Member was required to Chair the Committee. She assured that we are getting a good value for the money we pay Mr. Hart. She noted that in spite of the various unpleasant situations that must be dealt with, most homeowners are cooperative and understand that they must comply for the good of the Community at large. The Board welcomes questions in advance to avoid violation penalties. The intent of the ADAR for a “high-quality” environment dictates the Committee’s endeavors in achieving compliance, to include resolving issues that were left to this Board. They often meet with homeowners when more detailed clarification is needed regarding the standards required to achieve the necessary results. In addition to providing as much detail as possible in the Newsletters and Web Site on the more common issues, they hope to provide more detail on less clear issues by means of a specific mail-out. The Board must uphold the Declaration and she asked for understanding from the homeowners as they do this needed job. Significant results

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(Restrictions Committee Report Continued)

have been realized. Homeowners are entitled to a hearing by the Board if not satisfied with the RCC's decision, and confidentiality is ensured. For the 2005-06 term, approx. \$9,000 was collected. We will continue to strive for more self-compliance to avoid fines being levied. She thanked the homeowners for their support.

A Motion was Made to Accept the RCC Report; Approved by the Members.

SPECIAL PROJECTS: Lawrence Frierson, Chair, thanked the Committee of Phil Siegrist, Marty Boroughs, Michael Barrett, and Jackie Walker. Special Projects deal with issues/projects that are not handled by other Committees. Most of the issues are external to Snee Farm due to the growth swirling around us such as development, roads, waterways, and growth; and almost never to our advantage. One or more of the Committee spends many hours at the various Town meetings to monitor what is going on that will impact our Community, and have been effective in developing relationships with Council Members which assists our efforts. Some of the issues we have participated in and/or are continuing to monitor are: 1) The CR-O zoning classification for all community golf courses in the Town, which Council passed unanimously – Lawrence thanked the many homeowners who participated with the Board in attending/speaking at the meetings and writing to Council to make their feelings known in support of this new zoning classification; 2) The Whipple Road Widening Project (three lanes) resulted in the Board's requesting some type of traffic control, such as a traffic light or roundabout for reasons of safety, efficiency, and visual impact that will affect Snee Farm (of interest, this three lane scenario will resemble Mathis Ferry Road from Wando School to Hwy. 17 - not the prettiest stretch of road); 3) The initial studies for the recent widening of Hwy. 17 caused concern for Snee Farm regarding the related water drainage and its impact to our Lakes system – the Committee became involved, an error was discovered/corrected in the Hwy. Dept.'s study which resulted in a needed expansion of the retention pond behind Walgreen that should cause only a one inch maximum increase to our system during heavy storms. He encouraged everyone to communicate concerns to the Board, attend the Town Meetings pertinent to Snee Farm issues whenever possible, and give input to the Council.

A Motion was Made to Accept the Special Projects Report; Approved by the Members.

MAINTENANCE: Jerry Barnett, Chair, advised that the Committee had completed many more projects than he would mention in this report, but noted some of the more recent projects of particular interest: 1) ongoing cleaning of the entrance signs as needed (including due to vandalism) and repainted ten of them with the new color; 2) recently completed phase I of the Gazebo repairs consisting of completely replacing the outer deck, steps and adding new finishing detail, and sanding and varnishing the center decking (phase II will be done in 2007 and will consist of cleaning, wood repairs and painting (new color) of the structure, and needed roofing repairs); 3) the Community's street signs repairs and repainting are nearing completion by Dr. Ely Brooks (Gardens signs will be replaced to match these in 2007); 4) wood fencing repairs due to storm damage; 5) Scrubbed the road traffic signs throughout; 6) They have just completed seven hours of work in the cleaning and repainting of two of the New Charlestowne signs including the iron work – they will complete the other two in the coming days. He thanked his Committee of Diana Barnett, Tom Franzone, and Jim Kerr for their help in contributing to a total of 104 hours since January, 06, 338 hours since 2004 for a savings of approximately \$33,600 based on their rates if charged; contractor charges for this work would be upwards of \$70,000. President Walker added that in the event we should not be so fortunate to have a Maintenance Chair and committee in the future who could perform the many tasks

this team accomplishes at a significant savings, we will be faced with having to budget to hire contractors to continue the quality work that must be performed.

A Motion was Made to Accept the Maintenance Report; Approved by the Members.

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Committee Reports Continued)

FINANCE: Treasurer, Margaret Passailaigue, CPA, thanked the homeowners for their support in passing the 2006 Assessment increase – it has been a pleasure for her to work with the Committee Chairs to begin providing long-term planning that she believes has not been done in the thirty years she has been a homeowner in Snee Farm. She advised that on February 2, 2006, we paid off the credit line, and she highlighted the spreadsheet information noting the huge amount of interest paid from 1998 to 2/2006 (\$84,000) on a \$200,000 debt - there were years when 10% of our annual budget was spent on interest which explains why various Community care needs were not being accomplished. She expressed her pride and happiness that this Board paid off the debt and acknowledged that it would not have been done without the support of the homeowners. She referred to the Mortgage satisfaction document and stated that if it were not for the smoke alarm in the building, we would celebrate with a mortgage burning! She stated that having eliminated the debt, we then began working on the long-term planning such as the needed care of our biggest asset, the grand oaks, just addressed by Mr. Mead. Hopefully in 2007, we can begin the initial steps needed regarding our Lakes. We have no debt and our current budget is \$272,000. - we use it wisely, and with continued prudence and volunteer efforts that save us money, we hope to accomplish a lot of work. We hope to end this year with about \$20,000 that will be appropriated to the start of an emergency fund that must grow and be maintained in the future. President Walker noted the professional expertise that Margaret brought to our financial accounting – seemingly for the first time in Snee Farm’s history, and the importance that it continue in the future. Without volunteer efforts such as hers, like Maintenance, it is another area that would impact our budget in order to do so.

A Motion was Made to Accept the Finance Report; Approved by the Members.

Election of Directors: President Walker recognized and thanked the 2006 Nominating Committee members Phil Siegrist, Chair; Jim Craven, and Marty Boroughs – who are also serving on the Election Committee with Tom Franzone, Lawrence Frierson, and David Sikes. Jim Craven proceeded to conduct the Election. He reviewed the ballot format and stressed that only one vote was permitted per household for each lot owned. He then asked for any nominations from the floor; none being made. From the floor, ***Carl Scheidegg Motioned to close the nomination period; Seconded, and Approved by the Membership.*** Jim then asked the incumbent candidates, M. Barrett, M. Passailaigue, and D. Teetor to give their two minute personal introductions. The membership was then instructed to vote for no more than three candidates. The ballots were placed in the ballot boxes. He thanked all Committee Members with special thanks to Parliamentarian, M. Boroughs. There being no further questions, the election was closed. Certification and counting by the Election Committee members will be conducted the following morning at Regions Bank - space courtesy of Branch Manager Shawna Garris.

Other Information of Interest – Board:

- Pres. Walker advised that the October Monthly Board Mtg. is changed from the 3rd to 10th.
- Mugsy Kerr introduced and thanked new homeowner, Mario Rasgo, for his volunteer help in assisting her with a computer problem.

Foundation Members Comments:

- Carl Scheidegg expressed disappointment that more Members did not attend/participate in the meeting(s); also praised the Board and volunteers for their hard work and many accomplishments.

-Jim Ball praised the Board and encouraged them and the homeowners to revisit the "Transfer Fee" concept to help keep our assessments low and accrue needed funds for emergency/capital needs such as is being done in other communities. **DT**

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- K. Eckert: 1. praised various aspects of the Board's work, incl. L. Frierson (ACC) and the flower beds; 2. shared security experiences and concerns; 3. asked about the status of the Lakes. [J. Walker gave information on various factors that contribute to the excessive algae this year incl. the silting/shallow depth being the main issue that will need to be addressed in the near future.]
- L. Isaacs: 1. commented on the safety problem in navigating the Main Entrance/Exit; 2. asked about the status of the development plans for the Growing Places parcel; 3. is there anything further on the Country Club project. [L. Frierson stated that a light was planned for that entrance when the Hwy. 17 widening is done north of the IOP Connector; also, there are plans to develop the G.P. property with approx. 30 residential units since it is already zoned to do so; and J. Walker advised of no new info. on the Club project since the recent Newsletter.]
- Stacey Judy asked about the repair needed to the damaged wood fence behind her neighbor's property along Hwy. 17. [J. Walker advised that it would be taken care of as soon as possible since we would need to coordinate it with the owner due to a large stump that must be removed.]
- S. Foley: commented on loose debris on yards/in street in the event of wind/rain that moves it into the drain/Lakes system.
- R. Ogilvie expressed concern about debris in the streets and damage done to the curb areas by the Town's collection equipment. [J. Walker advised that debris placed/not cleaned from the street was the homeowners' responsibility and they would be hearing more about this in the near future to avoid being fined for it since it enters our drainage/lake system.]

President Walker thanked the homeowners for their interest and support, and attending the Meeting.

J. Craven Motioned to Adjourn; Seconded, Approved by the Members. Adjourned at 8:50 PM

Prepared By: Mugsy Kerr

APPROVED on October 10, 2006 at the Board of Directors Regular Monthly Meeting.

Attested To By: Dottie Teetor
Secretary

ELECTION RESULTS:

Total Ballots 135 (76 or 56.3% were absentee);

-One write-in vote for Patricia Floyd;

-The three incumbent Candidates, Michael Barrett, Margaret Passailaigue, and Dottie Teetor were elected to the three full-term seats which expire in Sept., 2009;

-The personal information at the bottom of each ballot was separated from the ballot and both parts of all ballots were delivered to Mugsy Kerr, Adm. Asst. on Saturday morning, 9/30/06.