

SNEE FARM COMMUNITY FOUNDATION
2010 Annual Meeting and Election
September 30, 2010 – Snee Farm Country Club – 7:00 PM

MINUTES

Board Members Present: Paul Meierer, Ted Summerford, Eric Unger, Jackie Walker, Jerry Barnett, Bob St.Onge, Dan Childress, Stephen Curl **Absent:** Buddy Goodson.

Call to Order, Welcome & Brief Announcements: President Meierer called the meeting to order at 7:05 PM. He welcomed and thanked the membership for attending and directed their attention to the slide screen for brief announcements. He verified that all members signed-in; also, that all members in attendance were in good standing; and, that there were no others in attendance who were not members.

Introduction: President Meierer introduced the Directors, Mr. Rob Kerr, Legal Counsel to the Board, and Debbie and Robert Rogers of A-Plus Property Mgmt. He reminded the membership that the website is a great resource for timely Foundation information including a directory with contact information for the Board, Committee Chairs, A-Plus, etc.

A Quorum of Foundation Members was verified by Gordon L. McCay, CPA, MBA, of McCay, Kiddy & Associates, LLP

Resident Henry Thomas interrupted President Meierer. Mr. Meierer advised Mr. Thomas that he was out of order and that he could speak at the appropriate time as noted on the Agenda.

Committee Reports:

Security – Stephen Curl, Chair, acknowledged Jerry Barnett’s role on this Committee. Mr. Curl advised that this Committee is responsible for working with the MPPD to assist in crime prevention and safety. The Foundation website home page has a Security Alerts link to the most recent security updates for our neighborhood. There is also a link to the MPPD’s website. Crime reports for our local community can also be found there. At our monthly Board meetings all crimes within Snee Farm are reported and included in the minutes, which can be accessed on our website under member resources. During the past year we have had the MPPD attend a monthly meeting; one of those Officers was Officer Calabrese who is in attendance tonight - Mr. Curl thanked him for being here tonight. While any crime is unwelcome in our neighborhood, we experience less than other Mt. Pleasant neighborhoods per the MPPD. As a resident, please do your part to discourage crime by locking your vehicles and homes. Officer Calabrese spoke briefly reinforcing Mr. Curl’s plea to lock up. Mr. Curl reported the current month’s crime activity: Sept. 7 – A stolen golf cart/recovered golf cart was reported at 1200 Club Dr.; Sept. 14 – A breach of trust vehicle was reported on Parkway Dr.

Speeding continues to be a problem; unfortunately we the residents are the worst offenders. We need to all do our part and not speed in our neighborhood.

Landscape – Jackie Walker reported for Dottie Teetor, Chair. Ms. Walker first stated it being unfortunate that Dottie couldn’t be present this evening to receive our thanks for her ongoing service. As a prior Director, Dottie performed the same role of Landscape Chair. She is very generous in continuing to serve – as well, she continues to assist on the ACC and in other areas when able. We have all certainly benefited from her service. She works closely with our landscape contractors. Ms. Walker then read Dottie’s prepared report: We are enjoying the spectacular entrance beds designed, planted and maintained by Bob and Jan Ashcraft. They continue the rotational pruning of the Azaleas and other shrubs as well as maintenance of the fencerow between Beaumont and Snee Farm. Our beds continue to be fertilized and mulched. We have completed another phase of our tree maintenance throughout Snee Farm. The Grand Oak that was struck by lightning two years ago still survives and continues to be treated and pruned by Tommy Boals of Mt. Pleasant Tree Service at no cost to us. It still isn’t a “given” that it will continue to live, but with each passing month the odds are greater. Residents Allan Sauer and Joe Hook have generously donated four Purple Martin houses to replace the rotten ones that are at the lakes on Casseque. The new ones are “double deckers” that can house 36 nests at one time – Purple Martins can eat their weight in mosquitoes, so these new houses are a great gift. Our newest bench is in the New Charlestowne Park given by the Garden Club. Since 2005 we have implemented 17 of these artisan stone cast benches in the common areas, several of which were possible with Garden Club funds. Three were possible last year due to the generosity of resident Joe Hook. Board Director Jerry Barnett with his maintenance team and other volunteers are to thank for creating the concrete pads and installing these very heavy benches. The Garden Club has various fund raisers – please visit their table

tonight to see the items they sell; you can also view them on the Foundation website. Supporting their fund raisers helps them donate funds to our beautification projects - we greatly appreciate their help. Eleven new trees were planted throughout our common areas – this was possible due to mitigation with MPWW for trees they had to remove on Snee Farm property at the corner of Whipple and Longpoint Roads. MPWW funded this replacement project through the Town's Tree Bank. The bank at DeLeisseline, re-planted more than a year ago, is filling out beautifully and a huge improvement from its original appearance.

Architectural Control - Bob St. Onge, Chair, reported that every year he gets to say that his Committee is the fun one because it deals only with homeowners improving their property which helps Snee Farm continue to be a premier neighborhood in Mt. Pleasant and one of the nicest neighborhoods in Charleston. This year we had 92 submissions for approval; most of the work was done by Mr. St. Onge, Rosemarie Baker, Dottie Teetor, and Jackie Walker. This volume was down about 20% from last year, likely due to the economy. There was quite a variety of improvements – roofs, windows, garage doors, trees removed, driveways re-done, room additions, pools, sheds, and new/almost new homes. Some things to remember: Propane tanks must be “walled” (not screened) from view – Garbage/Trash receptacles must also be “concealed” from view. Boats must be well screened. All structures on your property must be approved by the ACC as well as exterior repairs, additions, and changes to existing features. The Request for ACC Approval form is available on the website – if help is needed, please call us to assist you with the application or any advance questions you may have. Thank you for going through the process and doing quality improvements that benefit all of us. Mr. St. Onge also expressed appreciation for the service of Jerry Barnett and Jackie Walker who finish their terms this year and will be sorely missed as Directors.

Restrictions - Jackie Walker, Chair, reported that this is a very important function of the Board in helping to protect property values. It is required that a Director Chair this Committee – Mr. Hart is contracted to do the greater amount of work along with support from A-Plus. It takes a considerable amount of time/effort from all parties to perform this work. Using the slide presentation, she reviewed some of the most common violations that highlight the importance of compliance at all times to keep our neighborhood looking its best for our living enjoyment, as well as protecting property values. Proper interpretation of the ADAR by the Board is taken very seriously to ensure that it efficiently perform this function it is charged to do – when in doubt, legal counsel is used to ensure that property owner rights are not violated. The restrictions are not designed for our convenience – each of us must make the daily effort to ensure we are in compliance at all times for the benefit of all. There is supplemental information to the ADAR on the website to provide clarity that may be needed on some of the more common issues; she encouraged the members to also call in advance of making decisions to avoid misunderstanding and the consequences of non-compliance. Unfortunately cooperation is not always received as quickly as it should be which is disrespectful to the Board as well as neighbors. She thanked the homeowners for self-compliance, and their understanding and cooperation when letters are sent and fines must be issued. A hearing with the Board can be requested by contacting the RCC Chair if you are in disagreement with the RCC's action.

Maintenance – Jerry Barnett, Chair, reported that this completes his second term (total of 6 years) during which he has consistently served as chair of this Committee - he has “finished his sentence and is being paroled on good behavior!” He reviewed the responsibilities of the Committee: Foundation signs and signboards, benches, birdhouses, some of the street/road signs, certain street lamps, special lighting, gazebo, lakes, and fencing. He introduced and thanked his Committee of six years: his wife, Diana, and Tom Franzone; as well, remembered his friend and neighbor Jim Kerr (deceased) for his three years of service. Most of the maintenance (repairs, cleaning/painting, replacements, etc.) has been done by his team, including damage/theft from vandalism and taking steps to discourage it. The lakes are maintained by a contractor, but he monitors this, and helps with the yearly installation of the Sterile Carp that keeps the algae in check. He stated that we would not be where we are today without the dedication and work ethic of the Board he has served with – not everyone agrees with its decisions, but he feels that those made and done are for the betterment of Snee Farm and its residents. During the past six years, the maintenance team worked more than 1,000 hours saving the Foundation a considerable amount of money.

Finance – Eric Unger, Treasurer, reported that his role is to watch finances and help plan for the future – the fiscal year actually ends with December so all the numbers will not be in until that point - but we are in good financial shape. As of this report, we have \$401,391.31 in Checking & Savings. Our budget is being maintained and we are projecting that we may improve a little at the time of the fiscal year end. A serious concern remains with delinquent accounts which comprise not only past due annual assessments, but related late fees and interest, fines for restrictions fines, and related legal fees. Presently, we have approx. \$62,356.00 in delinquent accounts which has risen from his previous report by 38%. Claims are being pursued and the Board hopes to considerably reduce this debt by year end. Foreclosures are hindering some of this effort.

Election of Directors:

Kaarman Richburg, Nominating & Election Committees Chair reviewed the Election process: Signboard and Website Announcement, Applications Received and Interviews.

There are three, 3 year terms, to be filled. Three applications were received. All three applicants were interviewed by the Nominating Committee and deemed to be excellent candidates. Their names were placed on the ballot. For the three, 3 year terms: Margaret Passailaigue, Jim Tuxworth, and Robert Miller.

Mr. Richburg thanked the Nominating Committee members for their service: Rosemarie Baker, Pat Endel, Dottie Teetor, Susan Radley, Ted Summerford, Bob St. Onge, and Eric Unger (Alternate).

Mr. Richburg asked for nominations from the floor. None were made, and upon his motion duly seconded the members voted to close the nominations.

The candidates present spoke briefly on their personal qualifications. He instructed the members to proceed to cast their votes and provide them to the Committee volunteers to place in the certified sealed County ballot boxes. He declared the Election closed, and upon duly seconded the members voted to close the nominations. The results will be posted on the entrance signboards and website. President Meierer thanked the Committee for their work.

The ballots will be counted and verified the following day at the office of McCay, Kiddy & Associates, LLC; Gordon L. McCay, CPA, MBA. Results will be posted on the signboards and website.

President Meierer thanked Mr. Richburg and his Committee for their service.

President Meierer announced the 2010-11 Nominating Committee: Chair, Kaarman Richburg, Rosemarie Baker, Pat Endel, Dottie Teetor, Susan Radley, Ted Summerford, Bob St. Onge, Eric Unger (Alternate)

Other information of Interest - Board:

At the request of President Meierer, Ms. Walker provided the following information:

The Multiple Sclerosis Society contacted the Board to request certain roads in Snee Farm be used for one of their largest annual fund raisers – A three day walk that generates funds through pledges of those registered to participate. Residents of Snee Farm can only participate if they too are registered with the Society. The event is slated for March, 2011 – The route through Snee Farm will be early a.m. on one day of the event. More detail will be provided on the website when available.

The advent of the Sound Wall presented an opportunity for the Board to evaluate the existing wood fencing maintained by the Foundation that is now positioned between the Wall and the adjacent homes, and the existing easement that is located between the Wall and the wood fencing relative to adjacent homeowners who may want to remove this wood fencing behind their property. Interested property owners must contact the Board to ensure that certain Town criteria is adhered to relative to homeowner(s) use of the easement and the Town having unimpeded access; also, application would need to be made to the ACC for any new fencing in that easement including toward the Wall.

President Meierer thanked the Directors who tonight complete their terms:

Jerry Barnett for his exemplary six years of service – no doubt you've heard the saying "if it ain't broke, don't fix it" – we have a slightly different version here "if it's broke, Jerry will fix it". The Foundation has saved thousands of dollars each year due to the work he and his committee have performed. He has also been a huge asset to the Security efforts, and helped other areas such as Restrictions.

Dan Childress has been a great asset to the Foundation during his three year term. His business and financial background has been extremely valuable to the Board assisting on contracts and agreements the Board has entered into.

Jackie Walker has been instrumental in the success various boards have had over the past six years. She has held three of the four officer positions including five years as President, Restrictions Chair six years, as well as ACC work. When she was first elected to the Board in 2004 the Foundation was in terrible condition both financially and administratively – with her hard work we are through that period and where we are today.

Foundation Members Comments:

Henry Thomas (Planters Curve) - Stated his thinking on various points of governance with reference to his prior petition effort in that regard.

Beverly Birkheimer (Audubon Place) – Commented on the nuisance of the trash process due to the Town’s collection policy and wonders if they accomplished the savings expected [not known by the Board].

Francis Hutto (Chersonese Round) – Asked the status of repairing the Hwy. 17 curb areas [will be corrected with the Hwy. widening project]; Comments re. construction status of a property relative to ADAR criteria [it is being treated accordingly].

Pat Sullivan (Plantation Ct.) – Asked clarification on type trash items that the town will collect – unsightly. [don’t have all detail on that]; Asked the percentage of the delinquency amount relative to foreclosures [not at hand but the number of foreclosures is presently small].

Peter Mitchell (DeLeisseline Blvd.) – Comments re. the status of the lakes due to silting [future project that likely will involve the Foundation, Country Club & the Town, and take a considerable amount of funds – hope to soon begin the evaluation].

President Meierer thanked the homeowners for their comments, input, and support.

Bob St. Onge motioned to adjourn; seconded and carried – Adjourned at 8:06 PM.

Prepared by Jackie Walker

APPROVED by the Board of Directors on September 26, 2011.

Attested to By: ***Jackie Walker***
Secretary