

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
March 4, 2008 – Snee Farm Country Club – 5:30 PM

Minutes

Board Members Present: Jackie Walker, Jerry Barnett, Dottie Teetor, Michael Barrett, Chris Webb, Dave Ardis, Margaret Passailaigue, and Bob St. Onge. **Absent:** Dan Childress

Others Present:

Administrative Asst.: Mugsy Kerr

Committee Members: None

Other Foundation Members: 1 Other Property Represented

Non-Foundation Members: None

Restrictions Compliance Administrator: Michael Hart

INVITED GUESTS: None

MINUTES APPROVAL: *Feb. 5, 2008 Reg. Mo. Board Mtg. – Approved by the Board on or before March 1, 2008.*

PRESIDENT’S TIME: No Report

STANDING COMMITTEE REPORTS:

Restrictions

M Hart, Compliance Administrator, advised that 51 letters were sent during the month of Feb. He sees a decline in the number of violations for boats improperly located, signage in the Common Areas, and trash related issues. Most homeowners readily respond favorably to our requesting removal of dead trees, driveway repair, exterior home maintenance, and mailbox related repairs. Approx. 70 hours was logged during the month of Feb. ***Report accepted.***

Finance

Treasurer, M. Passailaigue, CPA, advised that, to date, 720 of the 2008 Annual Assessments were paid. The 2007 year-end Operating Acct. balance was \$89,000; completion of Dec. financials is pending the corporate return which should be ready shortly - she anticipates owing approx. taxes of \$8,300 Federal, and \$1,000 State based on a 30% investment income rate (capital gains). ***Report accepted.***

Maintenance

Chairman Barnett reported: 1. Based on discussion with MPWW rep. J. Glennon, and Rainfree Irrigation rep. Mike Olivetti (contractor to Snee Farm), he requested two of the three backflow valves/meters be removed since it was agreed that one could handle the irrigation needs (MPWW will bear the expense including the needed line work to be done by Rainfree) – this change will also reduce future related inspection/maintenance costs to SFCF. 2. Traffic sight-line problems at Farm Quarter Road & Law Lane reported by a resident were evaluated with M. Hart and addressed as needed. 3. The 6-foot security fence section was installed at the end of Moss Bluff - a letter was written and hand carried to all neighbors on Moss Bluff asking their assistance in monitoring that area. 4. The chain link fence in the Common Area that runs along the properties that back up to Whipple Road was repaired –

(Landscape Report Continued)

upon completion, Comcast did some additional damage – they will be responsible for repairing it. 5. SCE&G installed the new lamp post/fixture at Plantation Circle to replace the one downed by an unidentified vehicle. 6. Following the conduit installation at the Casseque Lakes by Pinnacle Construction & Directional Boring, SCE&G will install the lamp posts/fixtures. 7. The lamp post behind the entrance sign on Parkway/Longpoint was relocated by PCDB giving better illumination/visibility of the entrance. Fourteen Hrs. were logged in Feb. for an approx. savings of \$1,400.00. **Report accepted.**

Landscape – No Report.

-Pres. Walker advised of being contacted by R. Rogers, Prop. Manager for Beaumont, due to some concerns regarding the buffer between our two communities relative to the Agreement that makes SFCF responsible for it. Prior to meeting with him, the Ashcrafts will meet with him to determine the exact issues, and J. Walker will review the Agreement to determine if their expectations are within its parameters.

-J. Barnett mentioned that he is working on replacing the broken lamp fixtures at the New Charlestowne Common Area since they are not the responsibility of SCE&G.

Security

Chairman Barrett reported:

-MPPD Officer Miner's data representing only half of Feb. noted the only violations being two vandalized vehicles. The MPPD stresses the importance of vehicles being locked at all times since 80% of those vandalized are due to being unlocked.

-M. Barrett also advised of a recent contact from a resident that he referred to the RCC to investigate whether it should be handled by Restrictions or Security. J. Walker confirmed that the matter was being looked into, and at this time it appeared to be Restrictions related. Also, M. Hart is receiving complaints (suspect activity) regarding another property - when more information is known it will be handled accordingly to include Security/MPPD if warranted.

-At the request of the Club Manager, M. Ashton, a meeting was scheduled with a MPPD officer and Board representatives M. Barrett, J. Walker, J. Barnett, & Chris Webb to discuss mutual security concerns and the possibility of a pro-active joint effort to achieve additional patrol of the Community. After input from the participants, it was determined that M. Ashton will investigate some options that may be considered, at which time another meeting between the parties will be scheduled. **Report accepted.**

Architectural Control

Chairman Bob St.Onge advised that 11 requests were submitted; all are in process. **Report accepted.**

(Architectural Control Report continued)

OTHER REPORTS OR INFORMATION:

-Pres. Walker advised of numerous compliments on the Newsletter. She reminded the Board about the inclusion of the reference to the Board considering posting the names of property owners who were delinquent in paying the Assessment. Mr. Webb also shared positive comments received on the Newsletter, but not many of the surveys returned; he thanked all for their input and assistance in production and distribution efforts.

-Pres. Walker advised that Diana Barnett would be responsible for coordinating signboard changes; she thanked Diana for accepting this task. Suggestions should be directed to Diana.

UNFINISHED BUSINESS (Board) – Pres. Walker shared information regarding the MPWW upgrade projects underway at Law Lane & Governor’s Road. The Law Lane project will include the black chain link security fencing due to its less visible location – all related future maintenance will be the responsibility of MPWW. Also, they will add material screening at the adjacent property owner’s existing wood fencing if desired. Concerning the Gov. Rd. location, MPWW agreed to her request that the security fencing be wood due to the visible location from several adjacent homes and Gov. Rd. – future maintenance of this fence would be the responsibility of SFCF. She provided detailed data as to components that would be visible above the fencing - Discussion was held regarding the possibility, at the expense of the Foundation, of an 8’ vs. 6’ fence height. Pending Board members viewing the area relative to this detail, it was felt that the 6’ would be in keeping with the ADAR fencing restrictions, and that additional screening height could be accomplished with plant material - also to be provided by MPWW. The Board’s position will need to be decided by the April meeting.

NEW BUSINESS (Board) - M. Passailaigue presented the 2008 proposed Budget with the following recommendations pertaining to the 2007 Oper. Acct. bal. of \$89,000: 1. Move \$45,000 to the existing emergency fund - will then total \$90,300; 2. \$10,000 to establish a Capital Improvement Fund; 3. \$14,000 for incomplete projects be carried over for the same purpose; 4. That leaves \$20,000 for 2008 beginning Oper. Acct. funds. She reported on the 2008 aspect of the long-term tree care program already underway, and related funds being disbursed due to the scheduling needs of the work. Discussion was held with emphasis on being mindful that while we have made good progress in developing the Emergency Fund, it is important to continue to increase this Fund to ensure the ability to effectively address all needs resulting from any level of damage including major. To do so, evaluation/planning of ongoing misc. projects must be prioritized and budgeted for in a manner that we can achieve them without compromising growth of the Emergency reserves. Discussion was held on current and future project planning with the understanding that we will continue to spend wisely - to not only achieve the desired quality results, but to also come in under budget whenever possible to enable

(New Business Continued)

other planning and implementation to further enhance the living quality and property values. Also, additional capital may be needed to ensure that professional services can be contracted when needed due to lack of qualified volunteers.

M. Barrett motioned to approve the proposed 2008 Budget and the related appropriation recommendations as presented, seconded; approved 7-0.

NEW BUSINESS (Foundation Members Comments): None

B. St. Onge motioned to adjourn the meeting, seconded and carried - adjourned at 7:00 PM.

Prepared By: Mugsy Kerr & Dottie Teetor

Approved on April 1, 2008 at the Board of Directors Regular Monthly Meeting.

Attested To By: **Dottie Teetor**
Secretary