

Snee Farm Community Foundation  
Board of Directors Regular Monthly Meeting  
October 4, 2005 - Snee Farm Country Club - 5:30 PM

**Minutes**

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

**Others Present:**

Administrative Assistant: Mugsy Kerr

Committee Members: D. Barnett, M. Boroughs, D. Teetor, F. Hutto

Other Foundation Members: 6 Total

Restrictions Compliance Administrator: Mike Hart

**CALL TO ORDER:**

-President Walker called the meeting to order.

-Standing Announcements were reviewed.

**Guests:** None

**Minutes Approval:**

*L. Frierson Motioned to Approve the Sept. 6, 2005 Minutes; Seconded, Motion Carried 6-0.*

**President's Time:**

-J. Walker acknowledged the Board's acceptance of E. Carey's resignation effective on 10/4/05, thanked her for serving on the Board, and wished her well.

-She thanked all the Board members for their hard work during the last year, and their reports given at the Annual Meeting.

**Committee Reports:**

**FINANCE**

-M. Passailaigue, CPA, Treasurer, presented her report. As of 10/4/05, there are two delinquent assessments for 2004, and thirteen for 2005.

-Copies of the Treasurer's report are always available to Foundation members by contacting her at 849-7552.

*J. Craven Moved to Accept the Finance Report; Accepted 6-0.*

**MAINTENANCE**

Chairman J. Barnett reported a lighter month that included a light bulb replaced at the Hwy. 17 entrance, repaired two large grass areas damaged by vehicles (one on Plantation Circle and another at Whipple Rd. entrance). Jerry requested a homeowner (Gardens) allow his to prune bushes impairing sign visibility - she would maintain them after. The Maintenance team worked 3.5 hours saving the Foundation \$95.00 for Sept.

*J. Craven Moved to Accept the Maintenance Report; Accepted 6-0.*

**GARDEN & BEAUTIFICATION**

Chairman Ardis reported that the clean-out and preparation of the entrance flower beds will be done at the end of Oct. by Ashcraft; we would then plant. He provided a brief update regarding the Garden Way Island being the impending soil preparation and irrigation.

*L. Frierson Moved To Accept the Garden & Beautification Report; Accepted 6-0.*

**JW**

(Committee Reports Continued)

## **SECURITY**

Chairman Craven commented further on the vandalism and damage to lawns due to joy-riding through Snee Farm. The Police have been active, are making a good presence and using radar.

***L. Frierson Moved to Accept the Security Report; Accepted 6-0.***

## **ARCHITECTURAL CONTROL**

L. Frierson, Chair, advised the ACC had 11 requests in September for approvals.

***P. Siegrist Moved To Accept the Architectural Control Report; Accepted 6-0.***

## **RESTRICTIONS**

M. Hart, Compliance Administrator, advised he sent out 35 letters for violations, a decrease from the previous month. It appears that efforts to advise and/or fine residents for violations are achieving the desired results. Fifteen “Statement of Account” letters were mailed to those who had not paid fines, nor communicated with the RCC. He advised that he returns all calls, however, some are stating otherwise. They have added J. Walker’s name/number to the letter so there is an alternate contact if they can not reach him. One small claims court case is scheduled second week of Oct. In the month of September, Mr. Hart spent no less than 60 hours working on Restrictions Compliance.

***J. Craven Moved to Accept the Restrictions Compliance Report; Accepted 6-0.***

## **SPECIAL PROJECTS**

-Chairman Frierson advised that two Town meetings he and P.Siegrist attended last month had nothing of real concern to Snee Farm.

-L. Frierson reflected on the recent clear-cutting that occurred on Foundation property as he asked the Board to consider a re-survey of our common area boundaries to be able to readily address any issues that may arise. P. Siegrist commented on the cost; Lawrence suggested, under Special Projects, that P. Siegrist chair a sub-comm. with M. Boroughs to continue this evaluation work to include a process to identifying the adjacent homeowners boundaries as well, and make recommendation to the Board as to how to achieve the complete goal cost effectively. D. Ardis supported Lawrence’s points, and J. Walker added remarks about the lake maintenance needing to be properly directed in this regard. The Board was in general agreement for Special Projects to look into this matter.

-P. Siegrist offered to speak with Brad Morrison at the Town to ask their evaluation of the number of speed limit signs, in particular on Parkway Dr.

***J. Craven Motioned to Accept the Special Projects Report; Accepted 6-0.***

## **OTHER REPORTS OR INFORMATION**

### **Election Results**

-Pres. Walker advised of two corrections made to that Report regarding Committee Members.

***L. Frierson Motioned to Accept the Election Report as Corrected; Seconded, Accepted 6-0.***

### **Legal Matters**

-J. Walker advised that Dwayne Green is doing a good job as Counsel to the Foundation.

**Administrative Assistant** – M. Kerr thanked all the homeowners that helped her address the post cards sent out to the homeowners before the Annual Meeting and for the help at the Meeting signing in the homeowners.

(Other Reports or Information Continued)

### **Web Site**

-J. Walker advised that basic information changes resulting from the Annual Meeting were sent to the Webmaster; reminded Board members to review the Site for changes needed.

### **Sign Boards**

Pres. Walker advised the signboard would be changed to reflect the Board Vacancy.

### **Board Unfinished Business - None**

### **Board New Business**

**Finance** - M. Passailaigue acknowledged the impressive percentage of support by the homeowners at the Annual Meeting to increase the Assessment.

-She recommended the debt satisfaction be the first priority, but keep a credit line in place and shop for best terms.

-She reminded that implementing a Real Estate Transfer Fee requires 2/3 majority of Homeowners to amend the Declaration.

**- M. Passailaigue Motioned to Make Satisfaction of the Debt the First 2006 Budget Priority; Seconded, Motion carried 6-0.**

**- M. Passailaigue Motioned to Move Forward with Plans to Achieve required Community Approval of the R. Estate Transfer Fee; Seconded, Motion Carried 6-0.**

-President Walker advised of homeowner concerns regarding a dangerous situation in exiting the Parkway/Garden Way entrances due to poor visibility of Longpoint Rd. traffic; Under Special Projects, P. Siegrist will look into this matter.

-L. Frierson reviewed the Policy for Filling a Vacancy on the Board of Directors to include advertising on the Signboards and Web Site. J. Walker confirmed that the required application was available from the Adm. Asst. and Web Site.

**L. Frierson Motioned to Proceed with the Policy Process; Seconded, Carried 6-0.**

### **Foundation Members Concerns**

-George Ballester, 1134 Ambling Way - needs hard copies of the Minutes and Treasurer's report every month since he does not have a computer.

-Francis Hutto, 1169 Chersonese Round, shared the idea of traffic mirrors at Longpoint Rd. entrances.

-F. Hutto cautioned the Board that the Club may not honor their commitment of the 60 day period, and asked what plans are being made in that event.

**J. Craven Motioned to Adjourn; Seconded, Motion Carried 6-0. Adjourned at 6:40 PM.**

**The Board immediately convened to Executive Session to discuss personnel matters, including confirmation of a vote conducted by M. Boroughs, Parliamentarian, on October 4, 2005 prior to the Regular Board Meeting, for the new Board Officer designations. No changes were recommended by the Board Members and their vote confirmed the current Officers remain in those roles.**

Minutes Approved on November 1, 2005 at The Board of Directors Regular Monthly Meeting.

Attested To By: **Jackie Walker**

President, Secretary