

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
November 7, 2006 – Snee Farm Country Club – 5:30 PM

Minutes

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

Others Present:

Administrative Asst.: Mugsy Kerr
Committee Members: Marty Boroughs
Other Foundation Members: 40 Total
Non-Foundation Members: None
Restrictions Compliance Administrator: Mike Hart

CALL TO ORDER:

-President Walker called the meeting to order.
-Standing Announcements were reviewed.
-Parliamentarian, Marty Boroughs, gave no introduction.

INVITED GUESTS: None

MINUTES APPROVAL:

J. Craven Motioned to Approve the Oct. 10, 2006 Minutes; Seconded, Approved 7-0 (incl. J. Barnett Proxy).

PRESIDENT'S TIME:

President Walker advised that the Club had scheduled Project Presentations for the Homeowners on Nov. 14 & 15 and would mail invitations. President Walker thanked the volunteers that helped plant the flowers at all entrances and asked for help with the Christmas decorating.

COMMITTEE REPORTS:

Restrictions

M. Hart, Compliance Administrator, reported approx. 55 letters sent for violations and warnings. Mailbox issues are continually addressed and reasonable time given to resolve with consideration of Dr. Brook's schedule. Garage and real estate signs located other than on the respective properties continue to be a problem. Mr. Hart logged approx. 60 hrs. in October.

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

Finance

Treasurer, Margaret Passailaigue, CPA, advised that we have \$79,000 in the Operating Account. We are on budget for the year and work has begun on the 2007 Budget; she is working toward it being ready for review at the December meeting. All liens have been filed for any outstanding assessments that could not be collected as Small Claims.

D. Teetor Moved to Accept the Finance Report; Accepted 6-0.

Maintenance

Chairman Barnett was absent due to death in his family; he will include this month's information in his December report.

Landscape

Chairman Ardis also thanked the volunteers for their help planting the flowerbeds at the entrances. The 12 Oak saplings donated by Becky Brosnan have been planted throughout Snee Farm.

L. Frierson Motioned to Accept the Landscape Report; Accepted 6-0.

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(Committee Reports Continued)

Security

Chairman Craven noted that speeding is still a problem. We're still having problems off Casseque Province in between the lakes with teenagers partying; a fire was recently reported. He advised that the MPPD did an excellent job patrolling on Halloween. During Jerry's phone meeting with the Major Sewell to review some of his concerns, they agreed on the Department doing a broadcast type phone call/message, which was done immediately, to each homeowner advising of our Board and the Dept. working together, reminded to watch speed, and to contact the Dept. if any suspicious activity is noticed.

-D. Teetor Moved to Accept the Security Report; Accepted 6-0.

Architectural Control

Chairman Frierson reported that the ACC had 18 Submissions during October; 17 approved, one disapproved. Homeowners are still cutting down trees without approval.

D. Ardis Moved to Accept the Architectural Control Report; Accepted 6-0.

Special Projects

-Chairman Frierson reported information from the Town Transportation Comm. meeting regarding the Whipple Rd. widening project which has again been delayed; they looked at the possibility of a traffic circle, or an architecturally pleasing traffic light; their first study proposed that a traffic light would be the first option since, at peak traffic times, the short length of Indigo Cut, even with a fully functioning traffic circle, the traffic would back up on, and block Law Ln. which is not allowed. As it stands now, and nothing changes, their proposal of a traffic light will go forward.

-He also advised of the efforts by G. Ballester in obtaining signatures on a petition requesting a sound wall along Hwy. 17 N. to provide protection from the sights and sounds of the existing, and future increased, traffic when the Hwy. is widened. Mr. Ballester's letter and petition (over 50 in the area and elsewhere signed) was presented that morning at the Town Transp. Comm. Mtg. The Comm. responded favorably that they would look into it, and direct staff to do so from the standpoint of a wall, and/or more vegetation; hopefully they will have some positive information in ninety days, to include a solution that would be implemented at the beginning of the Hwy. project. Pres. Walker asked if we should now proceed with a letter from the Board confirming the Foundation's support of Mr. Ballester's request; D. Ardis inquired as to what impact the construction of a wall would do to the existing vegetation; Lawrence shared that there was discussion on that at the meeting. After discussion and Mr. Barrett reviewing Mr. Ballester's information, Pres. Walker suggested a simple letter representing the Board be done in support of Mr. Ballester's efforts.

-L. Frierson presented his Committee's work concerning the SFCC proposed Project which included an action time-line, a proposed letter/ballot draft to be sent to the homeowners, and the not yet defined letter/results that will need to be sent to the Town. He stated in great detail the work done to this point including the Committee and Board members involvement, incl. P. Siegrist who also serves on the Town Planning Commission, Lawrence's conversations with various Town Officials including Ms. Stokes-Marshall and Commission Chair Mason Smith, discussions with legal counsel to the Board, and Mike Ashton. Lawrence stated his belief that all the appropriate people have been involved and given their input to what he is proposing and believes is essentially the necessary letter and ballot, minus a few missing details to be added, and mailing expenses not yet determined. In the time-line data, he noted the various recommended action dates including the

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(Special Projects Report Continued)

date that the Board's letter/ballot results be provided to the Planning Dept. to enable its inclusion in the Planning Commission's package for their December 20th mtg./public hearing which will have the Club's proposed Project rezoning request item on its agenda. Lawrence asked the board for acceptance of the Committee's proposal to move forward with the letter/ballot mail-out to the property owners this week in order to meet the referenced deadlines to the Town. Pres. Walker asked Mr. Frierson for clarification regarding aspects of the efforts/information including the letter/ballot wording and Committee structure relative to what some Board members shared was their understanding/action at the October meeting for this purpose. During further discussion, some Board members expressed their concerns as to what evolved vs. what they anticipated, giving their opinions on the Committee structure and results. Mr. Frierson clarified that it was his intent to have the proposed SP Comm. plan, to incl. the letter/ballot draft be accepted as part of his SP report.

-L. Frierson Moved to Accept his Report as presented; Motion Failed, 5-4 (M. Passailaigue, D. Ardis, D. Teetor, J. Barnett (by Proxy), & J. Walker Opposed; Proxy for Mr. Siegrist voted For).

-D. Teetor Moved to proceed with a letter from the Board in support Mr. Ballester's effort with the Town to achieve a sound/view barrier in the planning of the Hwy. 17 widening project; Seconded, Motion Carried 6-0.

OTHER REPORTS OR INFORMATION:

Legal Matters & Administrative Assistant – No reports

Web Site – J. Walker advised that a new photo on the Home Page replaced the original. SFCC Project updates are added as determined including the upcoming Club Presentations.

Sign Boards – Dottie will determine needed information to be posted.

BOARD UNFINISHED BUSINESS:

-L. Frierson Moved that the Board Accept the results and recommendations of the Sp. Project Comm. work concerning the Country Club Project and authorize action to go forward and send out the existing letter/ballot on the schedule proposed, and the necessary cost to do so; Seconded:

Discussion: L. Frierson asked all Board members to more definitively state their concerns. M. Passailaigue expressed her concern as to a Project Committee not being formulated and utilized as she understood it would be done; L. Frierson responded that he had a concern that a larger group on his Committee was not going to work; there are times in the process - this is just phase one to approve something in written form, then there is getting it manufactured and mailed on an appropriate schedule, and a third phase when votes come in and are counted/tabulated and results sent to the Town – the latter two of those we can always use physical help, but I will put forward to you, based on my experience, M. Barrett's experience, comments from everyone who has ever worked on this, you can not write a memo/draft of a letter when you have 7, 8, 9, 13 people wanting to draft it – it will not get done, so, in this part of the phase I put together a straw man and gave my Committee members and all Board Members, which I believe are a cross-section of our Community a chance to input, and you are one who refused to give any input at all, Dottie and Dave the same. J. Walker clarified that he did not provide any of them the initial information – only provided them the final draft this weekend. He proceeded to state that yes this was the Chair's decision on how to handle this, to which Margaret responded was not the process the Board voted for, and she disagreed that a larger number of people can not get out a letter; Lawrence proceeded to defend his position and actions, which were further challenged by other Board Members. Further discussion was had by all Board Members in response to Lawrence and M. Barrett's questions as to the actual letter, and the need to accomplish its completion because of the time frame. Lawrence proceeded to request that he read aloud the letter and discussion followed.

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(Board Unfinished Business Continued)

-L. Frierson Moved to read the letter draft to the Homeowners present at the meeting, Seconded, Motion Failed 5-4 (M. Passailaigue, D. Ardis, D. Teetor, J. Barnett (by Proxy), and J. Walker Opposed; Proxy for P. Siegrist voted For).

-L. Frierson stated that his Motion still stands; that the output of the Sp. Projects Committee, which was authorized to make this one month ago, and has done so in good faith and with all the background I have presented, and which no one can specifically say what is wrong, I would like to make a Motion that that be accepted and go forward on a schedule that will allow us to make a mail out by this weekend, and that is the Motion and the Report from his Committee and he would like it accepted; Seconded, Motion Defeated 4-3 (M. Passailaigue, D. Ardis, D. Teetor, and Proxy for J. Barnett Opposed; J. Craven Abstained).

-M. Passailaigue asked the Board to consider applying the criteria of the ADAR regarding the Consumer Price Index (CPI) to achieve a small increase in the 2007 Annual Assessment to keep up with inflation. She will bring this up for discussion at the December Meeting.

NEW BUSINESS – Board:

Pres. Walker stated that the circumstances regarding the Country Club Project Committee warranted reevaluation by the Board in order that we do what was intended in the Board's Oct. Mtg. action in forming a Committee to promptly move forward in a very productive manner to include efforts in getting available Project info. to the homeowners prior to their completing a ballot. D. Teetor wants the Community to receive all the factual information possible because of much confusion and bias from some direction; she says we owe it to the Community. J. Walker agrees that the prior Committee product is something we should not send out, and feels that attitude in doing this work is key to it being done properly; she stressed the importance of the homeowners being able to make an informed decision for the Town's evaluation purposes. Further discussion continued including as to how to move forward to best serve the Community. L. Frierson reviewed his prior efforts and actions in this matter including stating that Pres. Walker was stating misleading information. Lengthy discussion was held prior to and during the following Motion:

-D. Teetor Moved to dispense with the present Committee and create a new independent Committee to move forward on the Country Club Project having at least 8 committee members plus J. Walker as Chair; Seconded, Approved 5-1 (L. Frierson Opposed and M. Barrett Abstained).

-Names were taken from the audience as potential volunteers for the new Committee.

-L. Frierson suggested that the homeowner survey tally be conducted no later than 12-10-06.

NEW BUSINESS – Foundation Members Comments:

-J. Assey shared her thoughts and experience on Committee structure.

-R. Carpenter, Sr., commented on various aspects of the Committee process and the importance of getting an informed response from the homeowners.

-B. Sturm reviewed his list of concerns/suggestions re. the mail-out/dissemination of Project info., and terms with the Club.

-L. Frierson Moved that the Committee have the Foundation's legal counsel review the material proposed to be mailed out; Seconded, Accepted 6-0.

-E. Hutto feels that the Board has to take a position on the Project on behalf of the Community.

-D. Ardis Motioned to Adjourn Meeting at 8:45 PM; Seconded, Motion Carried 6-0.

Prepared By: Mugsy Kerr

APPROVED on December 5, 2006 at the Board of Directors Regular Monthly Meeting.

Attested To By: Dottie Teetor
Secretary