

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
January 9, 2007-Snee Farm Country Club-5:30 PM

Minutes

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

Others Present:

Administrative Assistant: Mugsy Kerr
Committee Members: M. Boroughs, C. Hughes, B. Gangi
Other Foundation Members: Seventeen
Non-Foundation Members: One
Restrictions Compliance Administrator: M. Hart

CALL TO ORDER:

-President Walker called the meeting to order.
-Standing Announcements were reviewed.
-Since there were no new attendees, review of meeting purpose, decorum and member participation guidelines were not needed.

INVITED GUESTS: None

MINUTES APPROVAL: December 5, 2006 Reg. Board Meeting: *J. Barnett motioned to approve minutes; seconded, approved 7-0.*

PRESIDENT'S TIME: Pres. Walker recently received 2 Board member applications-George Ballester and Bob St. Onge. Pres. Walker advised that she was just informed of an email sent to the Board at 4:30 PM today from L. Frierson stating his resignation effective 5:30 PM.

STANDING COMMITTEE REPORTS:

Restrictions

M. Hart, Compliance Administrator, reported 45 violation letters enabling additional time for needed follow-up work. Some signs continue to be removed and action taken. He logged approx. 60 hrs. in December. ***Restrictions report accepted.***

Finance

Treasurer, M. Passailaigue, CPA reported that to date, 90 2007 assessments had been received. She stated that we ended the year in good position thanks to some misc. income; she feels that it is the first year in many years that we have ended with a surplus status. She will present the 2007 budget under "New Business". ***Finance report accepted.***

Maintenance

Chairman Barnett reviewed the December report: 1. Monitored Christmas decorations for 50 days until they were removed; 2. Scrubbed and bleached graffiti from the STOP sign at Casseque

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(Maintenance Report Cont.)

Province and Farm Quarter Rd.; 3. Scrubbed and bleached all SFCF information boards at the four entrances; 4. Changed a light bulb at the New Charlestowne entrance at Governor's Road; 5. Worked with a neighbor and SCE&G at 831 Farm Quarter Road to have electrical wires repaired to the streetlight. Total hours logged in December were 18, representing an approximate savings of \$1,800.00; worked a total of 217 hours since January 2006, representing an approximate savings of \$21,700.00. *Maintenance report accepted.*

Landscape

Chairman Ardis reported that a tree fell down in the field area near the front entrance (rotted at the base). The Ashcraft's removed the tree at no charge for this service; they will return to remove the stump when the area is dry enough for the equipment to enter. Additional flowers were planted at front entrance to replace some that were not thriving. He also advised of insect problems with the pansies in particular, and the chemical (Merritt) spraying program he had Ashcraft performing. *Landscape report accepted.*

Security

Chairman Craven advised speeding is still a prevalent problem in Snee Farm, but also noted that the Mt. Pleasant Police Dept. has been very active in writing tickets within neighborhood. Mr. Craven commented that there were a few incidents over the holidays, such as homes egged, hit with paint balls and toilet papered, as well as golf course bathrooms vandalized; increased neighborhood vandalism during holidays has not been unusual. Young children driving golf carts continue to be present (law requires a driver's permit/insurance to drive a cart). Mr. Barnett reported of police response to suspicious activity on Planters Curve and an aggravated assault on Law Ln. Minor vandalism occurred to the Christmas Decorations at the Gazebo area on New Years Eve, and lots of fireworks debris in that area. A neighbor's home was egged and shot with paint balls. He also advised of a Crime Prevention Awareness Overview Program at the MPPD which he attended and felt it was a very informative/helpful meeting. Messrs. Craven & Barnett stressed the importance of homeowners being vigilant and report to the Mt. Pleasant Police Department any suspicious activity so that they can assist before or during these types of incidents rather than after the fact; and the importance of the officers personally witnessing any unlawful activity in order to effectively take legal action. Pres. Walker added, based on her conversations with the Club regarding ongoing vandalism on the club/course property, she would see that stronger language was used in the next Newsletter to alert the parents of the inappropriate nuisance and potential liability. *Security report accepted.*

Architectural Control

Pres. Walker explained that, following the resignation of the ACC Chair, L. Frierson, last month, she recruited new Committee members, Bob St. Onge and Linda Taylor. A new project application form was drafted and posted on the web site so that owners can help expedite the process of their requests. She reminded the Board that the ACC Chair must be a Board member. *Architectural Control report accepted.*

Special Projects

L. Frierson, Chair, was not in attendance and did not provide a report to be presented. Pres. Walker advised of her being contacted by an acquisition agent (representing the Town) regarding

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(Special Projects Report Continued)

the Whipple Rd. widening project. While the Town will not need to take any of the property at that Snee Farm entrance, they contacted the community as a courtesy as to obtain permission to install the temp. orange construction fencing during that widening process. There will also be minimal encroachment with regards to placing and moving equipment. There should not be a right of way issue with the homes at Indigo Cut, as fences are not on Snee Farm property, but fencing will be repaired or replaced if needing to be disturbed.

L. Frierson reported in November on a proposed traffic light at the entrance as if it may be the final decision. Based on Mayor Hallman's response to the Board's earlier letter in which he agreed that the Town would provide a conceptual rendering of a round a bout for review and input from the Community, Pres. Walker followed up with Paul Lykins, Transportation Project Engineer to clarify the status. He confirmed that the information would be prepared and presented at a public meeting to be scheduled the week of February 5th in order that they consider the Community's feelings regarding the project, and look at all options. Since the Board meets on the 6th, the public meeting will most likely happen on the 7th or 8th. The date will be posted at SF entrances and on the web site. Pres. Walker encouraged attendance at the public meeting, since ultimately what is done at the entrance will impact the aesthetic aspect of that area and will be there for a long time. Pres. Walker asked M. Kerr to please plan for a mailing regarding the public meeting to be sent to homeowners along both sides of Indigo Cut, as they could be most directly affected.

Pres. Walker recognized George Ballester's efforts in initiating contact with the Town and the Waterworks department, and continuing to do so, regarding a potential sound wall installed to minimize traffic noise from Hwy. 17 that is affecting the Yorktown Ct., Ambling Way and Astor Drive areas. Pres. Walker asked that George keep the Board informed as to when their next meeting takes place. *Special Projects report approved.*

OTHER REPORTS OR INFORMATION:

SFCC Proposed Project – C. Hughes, Committee Co-chair presented to the Board a written summary of the discussion held with the I'On Group and SFCC on Jan. 4th. Mr. Hughes commented that the I'On Group was very receptive to addressing questions and concerns of the SFCF homeowners, and that overall, the meeting was very productive.

Mr. Hughes explained that the Committee reviewed the survey cards received from homeowners and based on recurring questions or concerns from those cards, grouped them into one of two dialogue approaches that were to take place with the Club and I'On group. The first dialogue addressed very specific critical concerns from the community, the Board and this Committee (which consists of a cross-section of homeowners-both club members and non-members). The second dialogue was to deal with equally important, yet less time sensitive, issues such as integration to the SFCF. These areas were touched on, but it was felt they were premature at this time based on the uncertainty of the Project's approval by the Town. The scope of the first meeting with the I'On Group was to focus on the first set of issues that were more consistent from the homeowners, such as density, future development, traffic and drainage. The written summary given to the Board details discussion of these issues, but highlights include:

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(Club Project Comm. Report Continued)

1. I'On Group explained their design philosophy and how its density relates to their concept, as well as the success of this concept when applied to other communities. He commented on this new MU-PUD zoning classification that was specifically designed to enable appropriate infill projects; the classification notes specific criteria; such as, that it result in improved design, character and quality, also preserving natural and scenic open space, etc.
2. I'On Group is planning square footage of approx. 1,200-3,500 with an approx. price range of high \$300,000 to \$700,000 plus (detached, single-family homes). They design in the aggregate in the macro level and, while they are open to suggestions, they don't want to take small but essential parts of the project out because it will detract from the overall intent of their particular design.
3. I'On Group agreed to Lot #1 being eliminated; which would thereby create extension of the new Park area green space that will enhance the view upon entering Snee Farm.
4. The Club & I'On reiterated that if the plans are approved, they can not deviate from the plans, which answers the issue of possible future residential developmental outside the seven acres within the twenty acres total that this zoning classification will apply to.
5. While no one disagrees that egress problems already exist at the entrances of Snee Farm, the Town staff, and independent consultants hired to perform traffic impact studies, determined that the overall traffic impact related to this residential project would be minimal and was reiterated at the Planning Commission public hearing.
6. Parking was addressed as it relates to the Foundation restrictions. It was agreed that each new home would have a minimum of two parking spaces and overflow would be handled in the Club parking area adjacent to the residential area. It was agreed that this new development have no special restrictions exemptions with respect to Foundation guidelines.
7. I'On agreed that the Foundation would not bear any expense related to implementation of the Village and integrating it into the Foundation including its legal counsel.
8. As it is the Club's goal to own and operate this club as a private golf club, they will provide a legal guarantee (such as deed restriction or conservation easement) that the remaining Club property is protected in perpetuity from future development, thereby also binding any future owners to the same agreement. When the mechanism is agreed upon by the Club and Foundation, it is the intent that it be executed simultaneous to the rezoning approval.
9. The Club is considering waiving Social Membership initiation fees for residents as an incentive to join the new club.
10. The Club & I'On Group are addressing any concerns raised by the National Park Service regarding protection of rights of the Historical Pinckney Site.
11. Drainage issues are being addressed by the Town's engineers and the I'On Group, and will continue to be as plans are drawn, with the understanding that there can be no negative impact to the current Snee Farm community, otherwise the project would not be approved.
12. I'On Group agrees that the SFCF Landscape committee and its contractors to be involved early on in any existing and new design of the overall landscaping of the residential homes and green space. I'On will be responsible for all related landscape maintenance until the homes are sold.
13. I'On agrees that there needs to be synergy with the ACC in order for new homes to conform to existing ACC standards, and welcomes the opportunity to work closely with the ACC from the beginning to ensure this.

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(Club Project Comm. Report Continued)

14. I'On expected, and has agreed to pay a fee per new home sold (amt. to be determined) to the SFCF as consideration for nuisance issues such noise, inconvenience, etc. that occurs during the development of the project. They will be responsible for any related damage, and will limit construction access to the Front entrance.

15. The I'On Group will pay SFCF Assessments for the lots until the homeowners close on their lots, at which time the homeowners would begin to pay dues.

16. All agreed that a timely build-out of approx. three years was in the best interest of all. Support from the Foundation would be necessary to achieve Town agreement regarding the building permit allocation program.

17. SFCC is agreeable to obtaining a performance bond. Their construction timeline includes building the new clubhouse prior to closing the old one and having the pool ready prior to summer '08 for the use of the Swim team.

Pres. Walker commended the excellent work of the Committee done on behalf of the Board to this point including their demonstrating the ability to amicably and successfully communicate with the Club and I'On Group. There will be more meetings, as more work is to be done including all agreements put in writing. Pres. Walker reminded the Board that personal assumptions not based on fact should not be conveyed in public as a Board member for various reasons.

M. Barrett asked whether the Board would provide the Commission a position at their January hearing since the Commission inquired at the prior hearing as to whether one was taken. Pres. Walker commented on the role of the Commission to include their providing the public the opportunity to express their comments - she explained that even if the Commission did not recommend that Council approve the rezoning request, the submission for approval would continue to the next level which is the Planning Committee to Council and is comprised of four Council members. She felt that the Commission will want to be apprised of the Board's progress in addressing specific issues with the Club and I'On other than those that are within the authority of the Town to address such as density and traffic. Mr. Barrett feels that they will want a position from the Board and Pres. Walker stated that, subsequent to further work of the Committee, the Board could meet to evaluate the information and determine if they would take a position prior to the January hearing.

Legal Matters – Pres. Walker had concern regarding proxy voting by the Board and consulted with Rob Kerr who confirmed that a “deliberative board” cannot use proxies for Board business voted upon. If there is a quorum, the members present vote; members absent do not have a vote. No other pending legal matters.

UNFINISHED BUSINESS - Board

Chairman Barnett commented that the light at the Whipple Road entrance would be repaired within the next couple of days.

NEW BUSINESS - Board

-Treasurer Passailaigue distributed copies of the proposed 2007 budget, which was largely planned from historical data. Due to the '06 Assessment increase and savvy fiscal management of the '06 budget, a positive variance of approx. \$52,000 was achieved; she noted that [DT]

(New Business-Board Cont.)

miscellaneous income, and the Maintenance Team coming in well under budget also contributed to that surplus. She recommended that the Board allocate approx. \$42,000 of this '06 variance be designated in the '07 Budget as a separate interest bearing account for emergency funds. She stressed the importance of these funds being readily available. \$10,000 of that surplus is needed as beginning cash for the 2007 budget.

M. Passailaigue motioned to transfer surplus funds above \$10,000 from the '06 budget into a special interest bearing account as emergency funds; seconded, approved 6-0.

-Margaret made reference to the lake system problems we have been discussing on an ongoing basis, and the need of available funds for engineering consulting fees/surveys that will be necessary in planning the remedy(s) and additional funds to do so.

M. Passailaigue motioned to split the projected 2007 budget surplus (approx. \$39,000 without misc. income) - half going into a special account for the lakes, and the other half into the emergency fund; seconded, approved 6-0.

-J. Barnett noted that the '07 budget did not include the requested funds (\$500) needed for replacement of deteriorated Christmas decorations. Margaret overlooked that and would see that the funds were available.

-Margaret expressed thanks to the homeowners who supported the 2006 increased Assessment that allowed us to have a workable budget and be able to take proper care of our beautiful community.

-J. Barnett suggested that landscape lighting be added at the front entrance lamp post near Hwy. 17 to provide better visibility of the entrance. This is possible due to the wiring work his Team recently added for the Christmas lighting. All agreed.

New Business-Foundation Member Comments

-C. Hughes reminded audience to be vigilant regarding safety of children in light of recent predator occurrences in Mt. Pleasant area.

-G. Hedden provided the Board written comments re. drainage concerns in general & relative to the Club project.

-G. Vizbulis requested having another survey of homeowners regarding the Club project based on new info.

-B. Sturm gave compliments to Chris & Committee; asked that a performance bond also be discussed pertaining to a certain square footage in the new clubhouse.

-C. Hughes invited homeowners to observe and/or participate in meetings with I'On Group and SFCC.

-F. Hutto complemented Chris & Committee noting his greatest concern being a contract in place to protect residents; he does not want the I'On Group to retain 57 votes until properties sell.

-J. Myers asked J. Barnett to ask Ashcraft's not to park so closely to Whipple sign for safety.

J. Craven motioned to adjourn; seconded, adjourned at 7:50 PM.

Prepared by: Mugsy Kerr

APPROVED on February 6, 2007 at the Board of Directors Regular Monthly Meeting.

**Attested To By: Dottie Teetor
Secretary**