

Snee Farm Community Foundation

Monthly Meeting: December 14, 2022

December 14, 2022 / 6:00 PM / Virtual

Call to order: 6pm ET

Motion to approve notes from previous meeting, approved.

NOTES

ARCHITECTURAL CONTROL COMMITTEE: Bryan Carter

- Many permits pending; anyone who has requested a permit and not received it, please reach out.
- As a reminder, Jeremy Burnham is still on the ACC committee and assisting but please do not reach out to submit new requests. Submit them through the portal or email me directly; I will reach out to board members and Dottie to assist as needed.

TREASURER: Mario Rasgo

- Estimate the end of the fiscal year, about \$600,000 in the reserve account; this will help with some capital projects next year.
- One of the items on the list right now is the new message boards at all four entrances.
- Preliminary budget is in front of the board for review/approval and will be done soon.
- Assessments can be raised by the CPI which is currently at 7.1%; In my opinion we don't need to go that high but it will go in front of the board and we will determine where that nets out.
- Adrian Question: Do you want to find time to do a deeper dive into the budget items? Answer: Why don't we do that during the executive session.

PRESIDENT: Adrian Cain

- Thank you to Carrie and Katie who put on the holiday parade and holiday decorations, Bryan and David to get the infrastructure to plug them into; This was a team lift. Have heard complaints to have more and I welcome those kinds of complaints.
- Take a minute to address some incidents and maybe address via the community boards around public safety; I want to remind everyone to lock your cars and take basic steps in lighting to make sure your house and valuables are locked up; Fortunately some of incidents had nothing to do with our community but happened in our community, we were unfortunately the location of said activities; This time of year with all the packages we should all be diligent.

RESTRICTIONS: Jenny Hilton

- All going as planned; thank you to Ashely for getting all the notices out and working with me when there is some gray area.
- Wanted make a comment about overnight parking; we are having some problems; many residents are have been sending emails and texts and letting us know they are witnessing a lot of it and it's becoming a big problem with it getting dark so early and staying dark early in the morning; It becomes very difficult for folks when they are coming in and out of their driveway in the morning and for kids trying to get out and around vehicles; Please be mindful that there is no overnight parking and we are working to enforce.

LANDSCAPE: David Lane

- Message board project is underway and more to come.
- Winter annuals are done and look good.
- Some things we are working on, community members had some concerns and we are working on those.
- If anyone has any concerns or questions please reach out but all is looking good

COMMUNICATIONS: Heidi Hildreth:

- I want to second that I have noticed the new flowers and they look good.
- Thank you for putting together all the last few events and turnout was outstanding and I was pleasantly surprised with how many people came and I got to meet new neighbors and that's what it's all about.
- Adrian, I noticed on the Whipple side the Mt Pleasant Police have put a nighttime reminder about locking up; not sure about the other entrances but might be good to have it by all our boards. [Board member] But it violates our policy. [Heidi] I will work on sending something out.
- Katie: From the public safety perspective, I don't think people realize golf carts come with a universal key and you should re-key it.

VICE PRESIDENT: Katie Brennan

- Thank you to everyone who came out to the parade and your patience while we directed it with walkie talkies; so many more houses participated; Special thank you to the Ritenours/Red Falcon Ink who created the banners; I have the big banner to go up by the entrance this week.

SAFETY AND SECURITY: Allyson Malik

- Reiterate about keeping your lights on, making sure doors are locked and being aware of what is going on around you
- Look out for your neighbors

HOA MANAGER/RAVENEL ASSOCIATES: Ashley Fitch

- Reiterating all that everyone has said and working with Jenny on a blanket letter to send out about overnight parking; pulling on some of my coworkers on letters they have sent out to their communities and have a letter out by end of week and then over to Carrie to put it out on the website or email blast it.
- Biggest complaint is overnight parking and it ebbs and flows by season; the boats have been kind of put up right now.
- Repairs are being done on the parkway area and I did check the sod irrigation at Reece's request, I have sent that information over to David where Mt Pleasant Water Works replaced the sod where they were doing the work on the Whipple Road entrance.
- I will reach out to Ashley Croy to see if she has any literature to e-blast out as a reminder on safety since we do not want the signs up in the community.
- Waiting on budget approval to get the letters out for the assessment mailing and that will close us up for the year

Financial- November 30th, 2022

Bank Balance: \$596,026.57

Reserve Balance: \$70,135.19

Variance Report:

- Income saw a minimal negative variance of \$312 due to not receiving as many closing in this period as budgeted.
- Total operating expenses for the period were over budget by \$10,938. This was due to the following:
 - Admin expenses are overbudget by \$11,481. The insurance renewal for 2023 was expensed in November.
 - Maintenance was in line with budget, but the HOA did reimburse Bryan for permit stickers, maintenance replaced a column bulb at New Charlestowne and investigated the lack of power at the gazebo
 - Electric was inline with the budget for the period.
 - Landscape budget in line. The hurricane cleanup was expensed this period.

November Period Home Sales:

1120 Daffodil \$440K

1140 Shady Grove Ln \$940K

Delinquency Update:

Total delinquent as of 11.22 for accounts over 120 days consists of 38 accounts. Appropriate late notifications are being sent. Working with Treasurer on lien filing.

Total delinquency \$18,000

Action Items:

- Continuing to monitor some enforcement issues on street parking and landscape debris and RV parking
- Street parking needs to be addressed
- Removing 2 dead trees at corner of Plantation Ln/Governors Ct

KATIE: Two members on zoom, is there anything anyone wants to put in front of the board? [No answers]

Motion to move to executive session, Adrian motion and Katie second.