

Snee Farm Community Foundation

# Monthly Meeting: October 17, 2023

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**October 17, 2023 / 6:00PM / SF Club or Virtual**

Call to order: 6:06 pm ET

Attendee: John Eysen (Ravenel Management)

Board: Mario Rasgo, Heidi Hildreth, Jenny Hilton, Katie Brennan, Carrie Domico, Bryan Carter, David Lane, Adrian Cain

SECRETARY: Carrie Domico

- MOTION TO APPROVE PREVIOUS MEETING MINUTES: Jenny Hilton; 2nd Bryan Carter; Approved

TREASURER: Mario Rasgo

- Annual assessment increased to \$392.00, a 2.6% increase. We have the option to increase the assessment to the CPI by 7.7% but didn't feel the need to increase it that much.
- We bring in revenue from various resources, for example:
  - Snee Farm Club for lake maintenance (\$6600)
  - Dominion Energy (\$2,000)
  - Home ownership transfer fees (budget \$10,000)
    - \$200.00 fee per property
    - Currently at \$4,000 but we may end up at \$7,000 by end of year
    - Fines are not budgeted as we are not trying to make money from fines and violations
- Budget is \$330,000 in expenses, about \$40,000 for reserves
- Projects funded from reserves:
  - Message board signs and landscaping (\$50,000)
  - Surveillance cameras at all the entrances (\$8,000) Not implemented yet
- Total bank balance is \$690,000
  - Anticipate to spend \$85,000 in the remaining quarter
  - Leaves us with \$600,000 for reserves
    - \$250,000 is in a money market account that was started in June
      - Annual interest is about \$10,000
      - Money market allows for liquidity
    - \$250,000 is in a short term CD

- Better for interest but not as liquid as a money market
- Lake Maintenance:
  - Maintained throughout the year with less maintenance needed in the colder dormant season.
  - The summer season has seen more growth so we started earlier in the season to get ahead of the maintenance to treat algae and invasive species (snails).
  - Along the pond edge of Casseque, we took out some brush and now we will be able to access the lake to treat the algae better.
  - Drainage Ditches: all the homeowner lawn debris that gets into the drainage ditches will go into our lakes. It's always best to make sure that when you put debris out and it doesn't all get cleaned up, please remove the remaining debris so it doesn't wash down into the drains and clog them.
- Reminder that the club is private property and it is a safety issue to be on the golf course if you are not playing. If you have kids that do not have a driver's license, they are not allowed to operate golf carts.
- We received a letter in 2022 from AT&T that they were going to be putting in fiber optic in March 2023. We have reached out to AT&T and it looks like they are aiming for 2024 now.
- Mailboxes: If you need repairs, Jerry Barnett is able to help. If you need his information you will find it on our website. You can also purchase paint at Lowes and True Value. It's called Snee Farm Green.

COMMUNICATIONS: Heidi Hildreth

- No updates

RESTRICTIONS: Jenny Hilton

- Fall is coming and changing times will lead to it being darker outside earlier, please be aware of walkers/runners
- We have enlisted a company to review on-street parking overnight. The initiative is to curb traffic on the street.
- The intention of restrictions is not to fine and collect but to have compliance. If in violation, you will first receive a letter and if you have a question about it please contact myself or John Eysen (Ravenel Management).
- (Mario) If you have any assessments/fines and need assistance with a payment schedule, please contact John Eysen. We would like to work together with you.

VICE PRESIDENT: Katie Brennan

- There have been some concerns raised regarding continuous violations and neighbors notice the issue is not being resolved. We are limited to a \$20/day fine and for some this doesn't deter the resident from changing their violation.
- In order to change a restriction, it takes a vote of 75% of the neighborhood, which is nearly 750 homes, to agree to the change.

- Encourage anyone who wants to take the initiative to start a petition to get a quorum, the board will review at any monthly meeting.
- Holiday Decor: Met with Faith and we will be doing some new decorations in addition to what we did last year. Having fixed electricals is an issue.

LANDSCAPE: David Lane

- No updates

ACC: Bryan Carter

- No updates

SECURITY: Allyson Malik

- Security Cameras: Camera installation is about to be complete.
  - The only way to request a portion of video recordings is to have a police report
  - Video is stored for 30 days and no one reviews it unless a police report makes a request
  - A formal policy around the usage of the cameras and video is being drafted by our legal team
- Fence on Whipple:
  - Many areas need repair and we are currently collecting estimates on various types of work
- Gazebo:
  - Next year we will look to replace or repair

PRESIDENT: Adrian Cain

- For next year our focus is traffic calming measures. We have received a lot of feedback from residents and the police. We will be bringing suggestions from the Town of Mt Pleasant to our community. We are focused on the speed through the neighborhood, recognizing that we are becoming more of a cut through but also we have residents in violation as well. This is dangerous for the large amount of walkers, runners and children on our streets. There have been various efforts identified to address the issue, but we have requested a comprehensive review by the town. We will receive the town's recommendations and bring them to a future meeting to collect feedback from our residents. These could impact your home so it would be great to be present to provide feedback.

RAVENEL MANAGEMENT: John Eysen

- Election: Move to election process

Closed: Motion to dismiss 7:09pm

