

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
May 15, 2018 - Snee Farm Country Club - 5:30 PM
MEETING MINUTES

President Hurst called the meeting to order at 5:35 PM

Board Members Present: Steve Hurst, Dorothy Clinton, Mario Rasgo,, TJ DelDuca, Dottie Teetor,, Jodi Daniels, Michael Hagedorn

Absent:Jeremy Burnham, Ed Hutson

Minutes Approved April Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

President's Comments

We have not received final Stormwater Easement paperwork.

The Beaumont Board is in the process of securing homeowner approval to allow us to remove the chain link fence. Michael Ferrazzano bid the initial clean up of the Beaumont border and selected Mt. Pleasant Tree. Work should begin shortly.

Ashley DeStefano and Melonye Evans collected almost 100 signatures favorable to building a playground. They are working on budgeting and possible sites and will be presenting these to the Board when complete.

Site work at Snee Farm Village is expected to be complete the end of June and foundation work is expected to begin late September.

Opposition to the Long Point extension has made it to radio, television, and the Post & Courier. Meetings with the Town are tentatively scheduled for 5/17 and 6/4. We may want to consider if a Board position is appropriate and if so, communicating this to our homeowners.

The initial presentation from Outdoor Spatial Design is Friday May 18 10:00 AM upstairs at the Country Club.

Security

Ed Hutson was not present. Steve reported that Ed did work on the Whipple Road gates.

Jessica Turner, Southern Community Services

TJ and Jessica continue to address violations. They have discussed sending someone to ride around on Mondays before the meetings to get a good sense of the issue if any.

Notices have been sent for those unpaid at this point ;delinquent accounts will be dealt with by the attorney

Some members do not understand that there are rules that need to be followed, an issue that exists in many communities.

Bill in House which states what issues can be addressed with management company and homeowners. More to come on that

April Financial Report

Overall Revenues are higher than budget, \$14,801 YTD. Unbudgeted revenues from Fines/Violations of \$10,385 and Transfer Fees of \$4,400 are the main driver of this positive variance.

Overall Expenses are lower than budget, \$6,157 YTD, with the following significant budget variance(s):

Negative

7060 Insurance - \$10,379 – this was an unbudgeted expense.

Positive

5270 Grounds Maint. - \$2,305– monthly expense is \$600 lower than monthly budget. Is there some seasonality to the contract that needs to be reflected in the budget allocation?

5276 Lakes Maint. - \$1,405 – no April expense posted. This invoice was processed. The Vendor has a new accounting program so their invoices were sent out later than normal.

5288 Trees - \$6,500

6500 Legal - \$1,613

Finance

Michael has reported that SCS continues to aggressively pursue the homeowners on the Delinquent Summary Report and successfully received payment from SFCF's number three debtor (\$4013.97)

As of May 11, SCS , in accordance with SCF's collection policy , is escalating collections on nine homeowners who have debtor balances exceeding \$900., or two years of unpaid assessments.

Fewer than 34 homeowners owe SFCF greater than \$100. 8 owe less than \$100. Two homeowners account for \$30,594 of total outstanding debt (\$60,467). By all measures, SCS collections have been very successful. Michael has also been in contact with the attorney relative to the Beaumont Agreement. He has had contact with new homeowners and tried to impress upon them the process for following the ADAR.

Landscape

The new seasonal plantings at the 4 entrances are filling in nicely. The front entrance additional planting behind the seasonals makes the entrance more attractive. Forever Geen has mowed the field at Whipple Road and they have mowed along the fenceline there as well. this will be done throughout the coming months.

Maintenance

Contracted lake and irrigation work continues on schedule. No trespassing signs have been posted on the Whipple property. Police have been contacted about the abandoned trailer.

Restrictions

Having to address about 10/wk. Drive arounds with SCS have been successful.

Architectural Control

Many people not getting permits for work done. Jeremy handling many new requests. Steve suggested that Tj and Jessica be notified when neighbors are doing work without a permit and they be fined for doing so.

Communications

Mario has reported that a number of email blasts were sent.

- Red Balloon Yard Sale
- Be Flood Ready Meeting
- School Redistricting Meeting

He also conducted a survey of the web-site activity and reported that the ADAR was the #1 page visited, with ACC being # 2.

New Business**Foundation Member Comments**

Heather Evans (863 Law Lane) asked questions about a banner for Snee Farm Graduates. She was told that to do so starts a possible chain of events; the ADAR prohibits signage, and as a Board we are compelled to follow the document She had additional questions concerning speed bumps, speeding, trash collection days and rules which were addressed by the Board.

Jim Ball asked about the landscape on Parkway and was informed of the upcoming meeting.

Meeting adjourned @ 7 PM

Prepared by Dorothy Clinton

Approved Electronically on or by June 12, 2018

Attested to by Steve Hurst, President