

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
August 21, 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 DeIDuca, Dottie Teetor,, Michael Hagedorn, Ed Hutson, Jeremy Burnham

Absent: Jodi Daniels

Minutes Approved July Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

Property Management

Jessica explained that SCS will be using new software which will enable access to all the information in a more timely fashion

She also indicated that the ballots are ready for the Annual Meeting. Printers will check for all errors and spacing. We also suggested that there was no need for numbering and asked that we have an indication before the meeting of how-many had been returned.

Steve also suggested that phone numbers for Dottie and Dorothy be put on the ballot.

Income Statement Review

Overall Revenues are higher than budget, \$18,794 YTD. Unbudgeted revenues from Fines/Violations of \$10,785 and Transfer Fees of \$9,200 are the main driver of this positive variance.

Overall Expenses are higher than budget, \$13,903 YTD, with the following significant budget variance(s).

Negative

- 6836 Infrastructure Refurb - \$17,055-this was an unbudgeted expense.
- 6837 Infrastructure & Rep - \$7,546 – this was an unbudgeted expense.
- 7060 Insurance - \$10,379 – this was an unbudgeted expense.

Positive

- 5270 Grounds Maint. - \$4,034
- 5288 Trees - \$7,600

Balance Sheet Review

July 2017 vs. July 2018 Comparison:

- AR is \$11,400 lower than where it was 12 months ago.
- Overall Cash is \$105k higher than where it was 12 months ago
- AP and AR details match the sub-ledger balances.
- Reserve Cash and Total Reserve Equity reconcile.

If there are no Capital Expenses or unbudgeted operating expenses the remainder of 2018, project a Year-End, Overall, cash balance around \$845k.

I owe you Bank Reconciliations. I will forward in a separate email...and will make sure these are part of your package with August #s.

Misc.

- 3 New Homeowners month of July
- Violations report attached – We continue to see folks putting debris out earlier. With the rains we had, went a little “easy” on landscape.

President’s Report

Thank you to the nominating committee for completing the Interviews of applicants for vacant Board seats on August 14.

Sarah Mittermeier, Stormwater and Evan Brandon, Outdoor Spatial Design have agreed to speak at our annual meeting. The hope is that they will present their plans for the new design of entrances, etc.

James Huffman, Brightwater Homes is reasonably sure he can be available to answer questions.

Security

Ed Hutson reported that there have been no issues within Snee Farm, a good thing. He also explained that other neighborhoods have had issues, but again, all thefts from unlocked vehicles.

Finance

Michael reported that the posting of fines as now done means these are not accounted for in AR. Does it make sense to chase small fines on a monthly basis or change the posting procedure. The new software may change this. Quarterly reporting may be a good idea here. Michael is preparing an audit for the Annual Meeting. Michael also reported that MTB lawsuit has been dismissed.

Maintenance

Contracted lake and irrigation work continues on schedule. Ed Hutson and I met with Rainfree Irrigation and Ed met with L&M Electric and came up with a plan to mitigate damage and down time during the Stormwater construction. Electric would be moved from the South side of Indigo Cut to the island. Discussion involved placement of the wall relative to the new entrance sign.

Landscape

The Liberty Circle azaleas that were hard pruned last year have “greened out” and look quite nice. They will produce more blooms now that they have been pruned. The “relative” slowdown in rain has allowed Forever Green to do a better job of mowing. When there is a lot of rain the mower blades have to be raised and sometimes have to skip extremely wet areas so that ruts will not be created by the mowers.

The “field” at Whipple Road was mowed again, providing a cleaner look in that area. The entrances continue to look quite nice.

Restrictions

TJ Delduca reported that ride arounds for Monday and Thursday violations will take place this week. Still looking at 20-25 per week. Special concern with mailboxes.

Architectural Control

Jeremy reported that there were three requests this month and eight this past month. Three are outstanding.

Communications

The email blasts sent out were as follows:

- Long Point Road Closure - This informed residents that Long Point Road on the causeway over the marsh would be closed for a couple of nights
- Mailbox Maintenance Standards and Review - This informed residents that all mailboxes/posts in Snee Farm would be reviewed based on the standards set forth by the ACC (Architectural Control Committee). A sample of a well maintained mailbox/post and links to resources were included.
- Lock It or Lose It - This was a reminder to be sure to lock vehicle and home doors in order to reduce crime in our neighborhood.

Updates to the website were as follows:

- Key dates for the nominating process, the board member application and nominating committees members were added/updated on the Nominating Page.
- Candidate bios of the 3 nominated members were posted to the Annual Meeting Page.
- When approved, the Annual Meeting Mailing Packet will be posted to the Annual Meeting Page.

Unfinished Business

Playground Proposal

After last month's meeting, I spoke or corresponded with 7 of 8 of the homeowners who immediately border the proposed site on Casseque. With one exception, the reaction to the plan was very negative. Board input to the proposed Gazebo location has also been generally negative. I have spoken to Scott Ambler, President of the Ventura Villas HOA regarding the possibility of replacing their tennis court with a playground. He advised he would bring it up at their next Board meeting

New Business

Richard Kinney (who submitted traffic proposal) has been invited to the last two meeting and has not been able to attend. It is an exhaustive proposal.

Many Board members made the point that the streets are a Town issue and tany discussion must include the traffic officer.

Board in deliberation did not demonstrate a great concern but has a willingness to cooperate if Mr Kinney wishes to form such a committee and work with the traffic officer to assess the situation. That committee should coordinate and report their findings to the Board.

Foundation Member Comments

Jim Ball thanked the Board for its efforts, especially the mailbox issue and commented that there has been great improvement

Meeting adjourned at 7:15 PM

Prepared by Dorothy Clinton

Approved Electronically on or by September 17, 2018

Attested to by Steve Hurst, President