

Snee Farm Community Foundation

Monthly Meeting: August 16, 2022

August 16, 2022 / 6:00 PM / Virtual

Call to order: 6pm ET

Motion to approve notes from previous meeting, approved.

NOTES

MAINTENANCE: Bryan Carter:

- Visibility at the exit on Garden Way is continuing to be of concern. Bryan has a case still open with the DOT, he followed up and is still waiting on them to come out and assess.
- Another area of concern is Long Point and Parkway. There is a tree in the ditch and another case with the DOT has been opened.
- There are utility markings at the front entrance circle coming off Parkway and Bryan has called 811 to inquire. Dominion has pulled the request, due to light outages.

SECRETARY: Carrie Domico:

- No updates

TREASURER: Mario Rasgo

- Financials looking good, under budget for the year.
- Still some things are coming up and depending on the storms that may come we are prepared.
- Current project to cut back low lying limbs so that will cut into the budget but we are well planned for it.
- Landscaping costs are low because we haven't been billed for the annuals yet.
- Additional dollars for using our Whipple road location helped; Jeremy just secured an additional \$2k to put into the account

RESTRICTIONS: Jenny Hilton

- Reminding everyone that school is starting back, kids are on the bus early in the morning and afternoon; please be mindful of children and watch your speed

LANDSCAPE: David Lane

- Majority of plant replacements are complete; annuals were late for season but others look good
- Tree limbing will begin tomorrow (8/17) on the Snee Farm Parkway entrance, common areas and circles

VICE PRESIDENT: Katie Brennan

- The Christmas decorations vendor contact Faith has been in touch to begin discussing decorations for the upcoming holiday season.
- Homeowners have requested in the past for decorations to be put up earlier and they have a preference for light up ornaments.

COMMUNICATIONS: Heidi Hildreth:

- Positive feedback over the entrance signs and the jokes being posted.

PRESIDENT: Adrian Cain

- Beginning budget season into September; if there are priorities from homeowners please provide feedback.
- Nominating committee met last week and will be bringing forward those nominations for review.
- Looking for anyone who would like to be considered for the nominating committee next year.

ARCHITECTURAL CONTROL COMMITTEE: Jeremy Burnham

- Adrian represented Jeremy for this report
- Continuing uptick in home owner requests and many on the board are continuing to help review.
- Reminder to ask before you do, especially on the exterior and any large overhaul

HOA MANAGER/RAVENEL ASSOCIATES: Ashley Fitch

- Annual meeting scheduled for 9/20 and need the board to confirm the date
- Mario spoke to Dominion about the Whipple Road income and is currently underway with getting the revenue set for auto-deposit yearly
 - Adrian: Have we ever reviewed this revenue for an increase due to inflation? Ashley to reach out to Dominion.

Ashley's Manager Report:

Financial- July 31st, 2022

Bank Balance: \$624,362.24

Reserve Balance: \$65,741.87

Variance Report:

- Income saw a positive variance of \$1272 due to additional closings processed in period. There were 7 closings this period.
- Total operating expenses for the period were under budget by \$4,639. This was due to the following:
 - Admin expenses are lower than budget by \$2,553. Legal fees realized a positive variance for the month, and no bad debt seen this period.
 - No maintenance was expensed this period
 - Electric was slightly lower than the budgeted amount for the period.
 - Water cost higher than budgeted for the period. Still under budget YTD. Additionally the entire landscape budget saw a positive variance of \$1,310.

July Period Home Sales:

987 Casseque Province \$1,166,000

1103 Musket Range \$746,000

946 Governors Ct- \$750,000

891 Law Lane- \$955,000

1204 Parkway Drive- \$825,000

950 Covenant Square -\$ 1,790,000

986 Casseque Province-\$1,250,000

Delinquency Update:

Total delinquent as of 07.31.22 for accounts over 120 days consists of 35 accounts. Appropriate late notifications are being sent. Working with the Treasurer on lien filing.

Action Items:

- Continuing to monitor some enforcement issues on street parking and landscape debris and RV parking
- Manager still periodically monitoring for TC/RB placement violations
- Tree Trimming Scheduled-August

ACC Requests:

Management notes 8 request recorded in July

Violation Reports:

Management sent out violation letters to 23 separate owners in July. Majority are landscaping violations and boats.

Questions:

- Adrian: Do we want to request a police sergeant to attend the annual meeting?
 - Agreement to request and Ashley will reach out
- Adrian: Do we need to have our lawyer present for the voting of the board members or can we have a representative from Ravenel?
 - Ashley to review for Ravenel support to avoid lawyer fees.
- Karen: Request to have the annual meeting hosted virtual as well as in-person.
 - This is the plan for all meetings, including the Annual meeting.
- Erin: There is organization underway for a pickleball group and she is asking if we can promote it on the SF FB board.
 - That is not managed by the HOA

Motion to Adjourn to Executive Session:

Approved 6:22 pm