

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
June 15, 2017 - 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, Brian Eanes, Michael Hagedorn, Jeremy Burnham, Dorothy Clinton, Dottie Teetor, Mario Rasgo
Absent: Don Campbell, Ed Hutson

Minutes Approved: May Monthly Meeting Minutes Approved

Invited Guests:- Jessica Turner, Southern Community Services

Presidents Comments

Steve read into the minutes the motion made by the Executive Board at its Meeting on May 16, that funds be approved for the purpose of for a Reserve Study and an Audit. This motion passed unanimously.

Standing Committee Reports

Property Manager

Jessica Turner explained that the collections process is proceeding well and that significant monies have been saved because of changes in landscape and restrictions. 30/60/90 day letters for fines and assessments have been sent and it is time to decide if lien letters should be mailed. The Board agreed that this process should continue.

Weekly inspections have continued and letters sent to violators.

Discussion included the need for another restrictions check at the weekend as this is when much of the yard debris is left at the curb. Michael made a motion that a proposal be drafted to do a pilot program of 90 days duration, hiring additional people to ride through the neighborhood and record (using camera) violations. Once that proposal is presented. Board agreed to vote on it electronically. Motion seconded and passed.

Restrictions

Don Campbell was not present so there was no report.

Finance

Southern Community Services (SCS) has continued its aggressive collection of SFCF's aged Accounts Receivable and delinquent homeowner accounts. When SCS replaced our former property manager in February 2017, The Board voted to implement a disciplined and progressive collections process which, after three notices and increasing fees to encourage compliance, would include filing liens and foreclosing on

debtors that refuse to pay, or accept a payment plan designed to pay-off their debts by the close of 2017. The results of SCS's collection efforts thus far have been very favorable, however, due to our former property manager's failure to properly encumber delinquent homeowners or enforce or pursue existing liens and judgements, combined with our former restrictions vendor's insufficient and incomplete documentation, despite prior assurances to the contrary from both former vendors, SFCF has been forced to charge-off to bad debt \$9,382 of Accounts Receivable for uncollectible assessments, interest and fees, and \$20,618 in unenforceable fines, reducing Accounts Receivable by \$30,000. In June, liens will be filed on 25 delinquent homeowners' properties of which 10 will receive additional notification of SFCF's intention to foreclose. It is an unfortunate necessity that SFCF's collection effort has come to this point but it is a matter of fairness to all homeowners that pay their assessments on time and SFCF's continued financial well-being. I remain cautiously optimistic that the remaining delinquent accounts will be paid but I do expect additional bad debt before the end of 2017.

Motion was made and passed unanimously, to spend \$2145.00 to put liens on 25 properties.

Security

No report was given as Jerry was not present.

Landscape

Landscape maintenance has been a challenge due to the heavy rains. The Forever Green crew has had to return multiple days each week to work around the rains.

The power has been out at the front entrance for a week. This has had a major effect both with the front entrance lights being out and the pump that helps provide water for the entrance beds. Jeremy and a friend were nice enough to check out the lighting situation and find that it was not our problem, but that of SCE & G. Jeremy Schneider, the Forever Green supervisor and Mike Olivetti from Rainfree Irrigation met at the front entrance on Tuesday and determined the problem with the pump. There is concern that the pump that is used to provide the water for the front beds could have been damaged during this period. This issue will hopefully be satisfactorily dealt with asap. We would hope it doesn't adversely affect our plant material and the pump.

I am very pleased with the Forever Green crew and the results of their efforts. There is definitely a learning curve, as Snee Farm is so spread out, but they are coming along nicely.

Maintenance

Contracted lake and irrigation work continues on schedule.

Beaumont fence repairs will be made when material arrives.

Whipple Rd. will be cut in next couple of weeks.

We have experienced electrical issues on Garden Way and Snee Farm Parkway.

The brick wall behind 1014 Governors Rd is in serious disrepair. Steve Hurst is working on determining ownership and responsibility. It appears that a survey of these properties might be necessary.

We are awaiting quotes on irrigation timer upgrades.

Communications

Mario reported that we had 3 email blasts that went out:

1. A reminder of the Memorial Day trash/recycle adjusted collection schedule.
2. A note regarding the Snee Farm Swim Team meet schedule and the upcoming Rice Planters Tournament
3. A reminder of the South Carolina Golf Cart law provided by Inspector Chip George

Architectural Control

Jeremy reported that a number of requests have come in for 6 fences, 4 re-paintings and 6 sheds and 1 solar installation.

Changes made in 996 Law Lane that were suggested. Suggestions were made to prevent traffic issues on Law Lane. Colors and siding to be determined. Requests for coyote rollers discussed; these will not be allowed.

Issue of rain barrels was discussed. Some homeowners have requested front yard placement which was denied. They need to be "out of site".

There is a problem with people cutting tress without permission. Fines should be assessed when it is determined that the cutting was done without a permit. Indigo Cut issue of trees will result in mandated replacement.

Lattice fencing will be removed.

Unfinished Business

Reserve Study-

Steve made a motion that money be spent for reserve study. There are three quotes. Determination will be made by Michael, Brian and Southern Community Services. Seconded and passed unanimously.

Short Term Rentals

Steve has received calls about the issue of Air B&B's. Research into this has already been done, but we must begin to address it directly. Legal counsel has been consulted. The issue of managing the problem through a series of rules and

regulations was addressed. More research by Southern Community Services will be brought forward.

New Business

Request for petition process for a Community Playground was received by Steve. Homeowner was encouraged to present ideas to the Board. Dottie Teetor was contacted about sidewalks and playground. Area in question may well be the one which will be proposed for the storm water management.

Meeting adjourned @ 7:10 PM

Prepared by Dorothy Clinton

Approved Electronically on or by July 18, 2017

Attested to by Steve Hurst, President