

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
June 12, 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,, Jodi Daniels, Michael Hagedorn, Ed Hutson

Absent:Jeremy Burnham

Minutes Approved May Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

President's Comments

On May 18 Outdoor Spatial Design presented their landscape and entrance plan. In executive session May 30 directors present (8) voted unanimously to accept the plan and authorized phase 1, surveys and working drawings with an estimated cost of \$27,000 to \$32,000 which includes the cost of the initial presentation.

On June 6 Ryan McCabe, McCabe, Trotter, & Beverly,P.C. completed his review of the final stormwater easement documents. An electronic vote was taken and the Board unanimously voted to grant the easement. On June 7 the easement was executed and a payment of \$10,000 was received from the Town.

Over the last 60 days Board members and homeowners have attended informational meetings, a Town transportation committee meeting, and a Town planning commission meeting all relating to the proposed Longpoint Rd. extension project. Due to substantial opposition, the transportation committee moved to table the portion adjacent to Snee Farm until January. Their resolution is subject to full council vote this evening.

The Board has received three homeowner requests:

1. Amy Campbell Kelly requested a remedy to foot and bike traffic between Beaumont and her neighborhood. She asked to be put on tonight's agenda, was granted that and then declined.
2. Richard J. Kinney presented a detailed traffic proposal to reduce speeding. His proposal is being circulated among Board members.
3. Joan Boackle requested Board cooperation to make natural gas available to Snee Farm residents. She was encouraged to attend tonight's meeting and or supply additional information.

Property Management

Jessica Turner (SCS) reviewed the reports distributed earlier: Income Statement Review Overall Revenues are higher than budget, \$17,563 YTD. Unbudgeted revenues from Fines/Violations of \$10,945 and Transfer Fees of \$7,000 are the main driver of this positive variance. Overall Expenses are lower than budget, \$9,862 YTD, with the following significant budget variance(s).

Negative

5274 Irrigation - \$1,065
7060 Insurance - \$10,379 – this was an unbudgeted expense.

Positive

5270 Grounds Maint. - \$2,882– monthly expense is \$600 lower than monthly budget.
5276 Lakes Maint. - \$1,471 – **I just approved this in strong room this morning**
5278 Electrical Maint - \$1,665 – No expense YTD
5288 Trees - \$10,500 – No expense YTD
6500 Legal - \$1,835
7000 Electricity - \$1,164

Balance Sheet Review

May 2017 vs. May 2018 Comparison:

AR is \$10k lower than where it was 12 months ago.

Delinquent Status:

- 12 Owners are in the Association Foreclosure
 - 1 who paid in full
- 18 Owners have had a lien filed
 - 2 owners set up payment plan with MTB
 - 1 owner (Deleisseline – Shed) working with MTB/Snee Farm.
- 2 Owners have set up payment plan
- Those owing \$100 or less not currently in collections.

Finance

Michael reported that the check from Town of Mount Pleasant had been deposited into the First Reliance Account.

Maintenance

Contracted lake and irrigation work continues on schedule.

Staining of the Whipple Rd. fence is progressing.

The broken sign at Indigo Cut has been repaired and scheduled for installation tomorrow.

Ed Hutson contracted for upgrades to the electric at the Gazebo.

Mike Olivetto of Rainfree Irrigation would like to be consulted before any of the proposed landscape work begins.

Damage has been done in Plantation Circle, but we've agreed to postpone repairs until construction there is complete. Brightwater will cover the cost for these repairs.

Ed added that they are supposed to get into the Gazebo area and deal with the existing electrical problems there.

Security

Ed Hutson that there were no incidents in Snee Farm itself but two others, one in Ventura Villas and the other in Shadow Lake.

Landscape

Mowing in Snee Farm has been a challenge, with the rain we have had. Forever Green has had to send in another crew on a day other than the regular Snee Farm scheduled maintenance day to mow when it was a bit dryer.

They pruned the azaleas on Parkway Circle, but still need to hard prune the two Long Point entrances as well as the island on Plantation.

The Whipple Road entrance bed looks especially good with the seasonal plantings.

Restrictions

TJ reported that he has been averaging 15-20 violations noted each week. He is working with Jessica (SCS) to send letters as appropriate.

Architectural Control

Jeremy was absent. Dorothy reported that there have been some requests and they are being taken care of quickly.

Communications

Mario reported that there have been a number of email blasts sent out:

- 3 on the Long Point road Extension
- Garbage and Trash schedule for Memorial Day
- Whipple Road Restaining
- TOMP Comprehensive Plan
- Neighbors Information about Club activity including swim meet and Rice Planters Golf Tournament

Normal updates to the website made.

Mario also reported that the new cost for mailbox replacement is \$245.

The number of subscribers to email is still 791.

Other reports or information

Natural gas questions should be forwarded to Stephen Leminski 843 576-8909. He will explain the requirements

There may be natural gas lines coming into Snee Farm where the Brightwater building is taking place. Whether Brightwater Homes will be part of the Association has yet to be determined

Motion was made to mail postcards to homeowners so that we can get updated contact information, including email addresses. Motion was seconded and passed unanimously.

Discussion of the condition of street signs and mailboxes was held. There is concern that they need cleaning. It was explained that all the street signs will be replaced by the Town as part of a Federal program. It was suggested that something be done to encourage homeowners to repaint and clean their mailboxes; there was also a suggestion that it be done by the Association.

Motion was made to table this issue until after the Stormwater project is complete.

A Second Motion was made that a quote for the painting of all the mailboxes be obtained from Paintmaster, as they are the company currently doing the Whipple Road fence. Seconded and Passed Unanimously

Meeting adjourned at 6:45 PM

Prepared by Dorothy Clinton

Approved Electronically on or by July 17, 2018

Attested to by Steve Hurst, President