

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
January 16, 2019 – Snee Farm Country Club – 6:00 pm
MEETING MINUTES

President Hurst called the meeting to order at 6:12 pm.

Board members present: TJ DelDuca, Steve Hurst, Michael Hagedorn, Mario Rasgo, Jodi Daniels

Absent: Kathi Pogorzelski, Jeremy Burnham, Ed Hutson, Jenny Hilton

Minutes approved: December Monthly Meeting Minutes approved electronically.

Invited guest: Jessica Turner, Southern Community Services

Property Management Report: Financial Review - December 31, 2018

Income Statement Review:

Overall Revenues are higher than budget, \$29,702 YTD. Unbudgeted revenues from Fines/Violations of \$15,155 and Transfer Fees of \$13,000 are the main driver of this positive variance.

Overall Expenses are higher than budget, \$33,087 YTD, due to the landscaping enhancements with the following significant budget variance(s):

Negative:

5267	Grounds – Other	\$1,940	non-budgeted expense
6210	Postage	\$1,297	
6836	Infrastructure Refurb.	\$43,631	unbudgeted expense
6837	Infrastructure & Rep.	\$7,546	unbudgeted expense
7060	Insurance	\$12,103	unbudgeted expense

Positive:

5260	Fences	\$2,978
5270	Grounds Maintenance	\$6,913
5276	Lake Maintenance	\$1,923
5278	Electrical Maintenance	\$2,514
5288	Trees	\$14,600
7000	Electricity	\$2,368

You ended the year with an Operating Net Surplus of \$64k for YE 2018.

Balance Sheet Review

December 2017 vs. December 2018 Comparison: AR is \$2,820 lower than where it was 12 months ago

You ended the year with an Overall Cash Balance of \$844k, which is \$93k higher than where it was 12 months ago

AP and AR details match the GL balances.

Reserve Cash and Total Reserve Equity reconcile.

Annual Assessment Fees were mailed out December 20, 2018.

These are due January 31, 2019.

Payment plans are available.

3 New owners for the month of December

Violations report sent, with the majority still trash cans and debris violations.

Starting in January, SCS will drive through the neighborhood twice a week to look for violations.

Steve asked Jessica to explain the new management company arrangement:

Southern Community Services merged with S&S Services Group out of North Carolina. S&S Services is the umbrella to CAMS, Community Association Management Services based out of Wilmington, NC.

We will continue to be SCS, with the same personnel.

Changes:

- 1) Better reports and access to in-depth financial information
- 2) Homeowners will have direct access to a homeowner portal linked directly with our office software. This will be released April 2nd.

President's Comments:

Happy New Year! We've decided to permanently move our meeting time to 6:00 pm.

Steve Hurst reported:

- 1) On December 20th, I met with James Huffman of Snee Farm Village. He works for Brightwater, the developer of Snee Farm Village. Their site work is almost complete and they are now in the permitting process.
 - a. We discussed in detail the 2015 Memorandum of Understanding SFCF HOA had with the developer. They expressed the intention to adhere to all the articles of the agreement, including paying the impact fees and petitioning to become part of our HOA.
- 2) There are no further developments to report on the Gobi lawsuit.
- 3) On January 14th, I met with representatives of Beaumont and we executed an agreement permitting us to remove the existing fence with no obligation to replace it.
- 4) Outdoor Spatial Design expects to have final working drawings complete within the next week to ten days. Brooks Sign is working on preliminary concept drawings, which should be available shortly.

Question from the audience: Has Snee Farm Village sold any homes yet?

Steve responded that as of December 20th, they had not. They have taken deposits on a handful of lots.

Security:

There were no reports from the Mt. Pleasant Police Dept. this month.

Finance:

- 1) In November we renegotiated our contract with SCS for another two years. It was signed today and is effective February 1, 2019.
- 2) 2018 closed well underbudget with a surplus of \$64,148 after contributions to reserves of \$30,000, despite non-recurring expenses of \$46,500 associated with the plan to refurbish the four entrance monuments to the community and landscape enhancements.
- 3) Since the initial refurbishment plan was shared with homeowners at the Annual Meeting, homeowners have requested more transparency about the details of the plan's budget and affordability. At the December 2018 Board meeting, the Board voted to use 2019 budgeted surplus in lieu of transfers from reserves to pay for the initial installments of the improvement expenses, so the expected surplus for 2019 will be minimal.
- 4) A separate project budget will be available to homeowners upon request, showing itemized costs of non-recurring refurbishment expenses, separate from the recurring contractual operating expenses (like property management, landscape maintenance, utilities and taxes, among others).
- 5) Vendor bids for the next phase of the project are still being gathered but a 2019 budget should be available by the February Board meeting.

Maintenance:

- 1) Contracted lakes and irrigation work continues on schedule.
- 2) L&M Electric began work on moving power at Indigo Cut, but they found they have to do additional boring under the road. We need to obtain quotes before proceeding.
- 3) We have a contract to power wash the three bridges and gazebo. Those should be done shortly.
- 4) We lent the property at the corner of Long Point and Whipple Roads to the Town for heavy equipment and gravel storage while they did road and sewer work. They are done and did a good job of cleaning up the property.

Landscaping:

- 1) Forever Green removed all of the Christmas bows from the light poles, except by Whipple Road due to the Stormwater equipment. They continued dealing with the proliferation of fallen leaves.
- 2) We met with someone from Brooks Sign Company and the mason, who accompanied him, concerning the new signage for our front entrance and other entrances.
- 3) There was a meeting concerning contracts for tree work to be done in Snee Farm.

Restrictions:

Restriction observation is back on as of last week. Drive-arounds were not done during the holidays because Christmas Eve and New Year's Eve fell on Mondays, causing changes in SF collection days. Hopefully, we will see improved compliance with the neighborhood trash and debris regulations.

Question from the audience:

Did you know anything about the tree cut down at 1014 Casseque and the remaining stump and pile of dirt left for at least two weeks? A permit is needed to remove a tree, but no permit was issued by the ACC for this work. TJ said he will speak to Jeremy about resolving this issue in a reasonable timeframe.

Architectural Control:

There were 5 submissions for December.

As of January 21st, there were 11 submissions for this month.

Communications:

Email blasts sent out included:

- 1) Garbage/Recycle Holiday Schedule – This was a reminder that due to the New Year's Day holiday, both garbage and recycling collection schedules would be delayed by one day.
 - a. NOTE: The Town collection schedule may be different than the County collection schedule. The County is for Recycling. The Town may recognize a holiday, where the County may not.
- 2) Board Meeting Notice – this notified everyone the January meeting will be held upstairs at the Snee Farm Country Club on Wednesday (vs. Tuesday) 1/16 at 6:00pm.
- 3) Stormwater Q&A – This notified homeowners that representatives from the Stormwater Rehab. Project would be upstairs at the Snee Farm Country Club from 5:00pm to 6:00pm on Wednesday, 1/16 to answer any questions.

- 4) 2019 Assessments – This reminded homeowners the 2019 Annual Assessment was due by 1/31/19. There is a link to the association management page that shows the different options to pay.
- 5) Styrene Resin Info. – This informed homeowners the documentation regarding Styrene-based Resin was available at SneeFarmCF.com. The styrene-based resin is the compound being used to line the pipes as part of the Stormwater Rehab. Project. This compound emits a noticeable smell that residents were concerned about.
- 6) Request from a homeowner for notice to be sent out regarding only golfers on the course, no dogs – This is a Club communication, but Mario spoke with Mike Ashton and Mike will put together a notice that we will send out in an email blast on behalf of the club.
 - a) It is a Mt. Pleasant law that you cannot have an unleashed dog, unless it's controlled on your property.

Questions:

- Will the County be sending out their recycling collection schedule for 2019 like they did for last year?
 - o Mario posted the new schedule to our website and sent out an email blast with that information.
- Has there been any consideration of increasing the recycling pick-up to weekly?
 - o Have not heard anything about this. We are fortunate to have this service for free, unlike some areas.
 - o If needed, there is a drop-off recycling center across Whipple Road near the Indigo Cut entrance.
 - o You can request a second blue bin from the County.

NEW BUSINESS: We will not vote on these issues tonight due to the absence of three board members.

1) Landscape Update:

As a result of subsequent on-site visits, we became aware that only one of the three bridges had been surveyed and no consideration had been given to Plantation Circle or Liberty Circle. Although the bridges were an oversight, the circles had never been included in the project.

- o The additional architect and survey quote is \$22,300. If included in the scope of the project, this would account for 90% of all common areas.
- o We can generate these surveys and additional work and add to the master plan, but not act on them.

Discussion:

- Why do these areas have to be surveyed?
 - o We have learned a great deal about determining property lines, utility easements, rights-of-way, etc. through the surveying that has been done for the project.
- Is the \$22,300 available?
 - o Yes. The Board needs to vote on whether to proceed with this work.
- Regarding the front entrance circle and Whipple Road area – What is the contractors' responsibility to clean up those areas affected by the work?
 - o We will keep after the contractors to clean up the areas as the work continues.
 - o With regard to easements, the contractors don't have any responsibility to restore the property to its prior condition.
- Homeowners expressed encouragement to go forward with the project, as it is one of the best we've ever had.
- Mario added that the plan is posted on the sneefarmcf.com website under Landscape Project, where you can download a pdf to see the scope of the project.

2) Visibility and safety hazard - a homeowner expressed concern that along Law Lane and other areas, shrubs along the roadsides are obstructing the view when driving.

- TJ said starting in February this will be included in the drive-around observations for restriction violations.

Meeting was adjourned at 6:53 pm.