

Snee Farm Community Foundation

Annual Meeting: September 27, 2022

September 27, 2022 / 6:00 PM / Club House & Virtual

Call to order: 6:03pm ET

GUEST SPEAKER: Officer Croy

- Statistics for our community verses elsewhere are comparable. Snee Farm is doing a good job with locking doors and removing items items from vehicle that can be seen
- 35 stolen vehicles recorded but not primarily from this community. Usually stolen due to leaving unsecured with keys in the car
- Golf carts and motorcycles are also being stolen so be aware

Questions;

- Should we call the police when kids are ringing doorbells or up to other mischief at night
 - Better to call and report; Also it's a good idea to leave lighting on during the night. It's a great deterrent
- If we capture kids on camera; is it worth sending
 - Yes it's good to send pics and good to report
- With holidays approaching it's a good idea to ask neighbors to bring in packages if you are going to be away

PRIOR MEETING MINUTES:

Motion to approve minutes from previous meeting, Motion: Jenny H, Second the motion: Jeremy B. Approved

BOARD UPDATES:

TREASURER: Mario Rasgo

- Assessments budget is \$341,000
- Last year we raised the dues by 2.47%
- Didn't budget for fines/violations; to date have \$2,625 through August 31
- Also not in budget was \$8,000 from Town of Mt. Pleasant for use of property off Whipple; it was being used as a staging area for work being done along Whipple Road
- 34 accounts that have not currently paid their assessment
- If you have two years of unpaid assessments or \$900 of assessments, your home is subject to a lean and if not resolved, your home is subject to foreclosure
 - We currently have 4 in this scenario
 - We do not want this to go to the next level and send letters to encourage the homeowner to contact Ashley to work out an agreement.

SECRETARY: Carrie Domico

- No updates

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

COMMUNICATIONS: Heidi Hildreth:

- Positive feedback over the entrance signs and the jokes being posted
- Keeping an eye out for hurricane Ian and will send email blast updates as appropriate

ARCHITECTURAL CONTROL COMMITTEE: Jeremy Burnham

- Lots of requests continuing to come in; new homeowners and renovations
- Many permits being held up by town approval
- Correct process is to go to SF HOA first; HOA does not supersede the town but in some aspects we have stricter guidelines than the town and vice versa; contact ACC first and they will give you an idea of parameters to work with architect before final plans
- Colors are always a hot button; not everyone agrees and that is why there is a committee to choose a color; if the homeowner doesn't approve of the decision, they are able to appeal
- White house/black trim are popular but so many in a row may not look nice; historically houses that are across/next to; when in selection process we ask to stay away from exact color, slightly different is good; historical precedent in neighborhood that are identical but we are setting precedent moving forward

RESTRICTIONS: Jenny Hilton

- Seeing a lot of yard debris; especially in past couple weeks in lieu of storm there is a rush to get tree trimming done; brush on the side of the road
- Restrictions are solid, status quo
- Credit Ashley and Ravenel for helping with restrictions and working with us to not be too tedious

Comments:

Adrian/Jenny:

- Please cc Ashley when reporting anything you may see in regards to restrictions as her involvement will speed up the process and ensure she is aware and tracking
- Send board@sneefarmcf.com with any comments/questions

MAINTENANCE: Bryan Carter

- Having lots of issues with lights at the highway 17 entrance that you likely noticed; updated all the lights to provide more uniform lighting that is reliable and will help reduce maintenance
- Not much more maintenance; some lights that were remaining or weren't working; some have been down while we were doing work on the parkway but have since been put back on
- Please email the board if you see a light out, and if you have the tag number on the light pole that would be ideal
- Rely on Dominion to repair and Ashley helps with that process
- Visibility issues on Garden Way to/from Long Point: there are two cases open with DOT to have some vegetation remediation but do not want to destroy and sound barriers but need to make it safe

VICE PRESIDENT: Katie Brennan

- Adrian provided an update
- Inviting others to join us on the Christmas committee; please let us know if you are interested and welcome participation

HOA MANAGER/RAVENEL ASSOCIATES: Ashley Fitch

- Work closely with Mario to come up with monthly financials and delinquency; only about 4 severely delinquent
- Ultimate goal is compliance, not fee collection
- Many fines have been removed from account by end of year
- Adrian is easy to work with and he keeps her on track

- Enforcement: Management company required to come through the neighborhood; need to write up and don't know if trailer was there for two hours or two weeks; call Ashley and let her know that it's being removed; helps to not have letters
- ACC: most of the time she sees the requests but only stores them; if the ACC committee reaches out she can respond with knowing that we have record of receiving
- Heidi and Ashley work well together to get blasts out verses Ashley sending out many emails
- Ravenel has a portal with a website with helpful information; another website through Ravenel which has similar documents; get in touch with Ashley or accounting via that site; pay online, etc
- David and Reece (landscaper) coordinate landscape needs; David does meetings onsite for Ashley
- While hurricane Ian is coming through please snap pics of trees down and she will get started asap; tree contractor lives in SF so they can react quickly; New Leaf; tried to do a preemptive to avoid a large amount of debris
- Violations; please if cars are being parked on the street at night, send pic with timestamp and date
- Board has done well with working with owners and accommodating owners

Ashley's Manager Report:

Financial- September 31st, 2022

Bank Balance: \$596,026.57

Reserve Balance: \$70,135.19

Variance Report:

- Income saw a positive variance of \$1887 due to receiving the Whipple Easement rent in this period. Received \$2500 over budget for the year. Billed for violations this period.
- Total operating expenses for the period were under budget by \$1,152. This was due to the following:
 - Admin expenses are under budget by \$2,620. They was a negative variance in printing and postage for the period due to the annual meeting mailer. However, YTD is still under budget.
 - No maintenance was expensed this period
 - Electric was inline with the budget for the period.
 - Water cost higher than budgeted for the period. Expensed backflow test in September as well. Still under budget for the period and year to date.

September Period Home Sales:

1035 Planters Curve \$940K

994 Governors Road \$609K

1183 Farm Quarter Road \$800K

Delinquency Update:

Total delinquent as of 09.22 for accounts over 120 days consists of 34 accounts. Appropriate late notifications are being sent. Working with the Treasurer on lien filing.

Total delinquency \$19,758

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

PRESIDENT: Adrian Cain

- With the pending storm the town has been a great partner; to make it safe and then we come through with our landscaping to make it aesthetically pleasing; also please call the town for any trees that come down on the streets and the HOA will come back through to make it aesthetically pleasing

Question from Home Owner:

What side to park on? Officer Croy: Supposed to face the flow of traffic, car needs to be facing that side of the street; not in front of hydrants, driveways; if parked across from each other please make sure an emergency vehicle can get through; can we have this communicated?

- Heidi to communicate

Voting:

Handed over to Jenny Hilton to lead

Board has fulfilled all requirements and by laws and we meet a quorum; we have 3 roles to be filled and we received 3 applications; all were reviewed by the nominating committee and placed on the ballot

Any nominations that were not sent through? None identified

Motion to close nomination period by Jenny H; second by Bryan C; Board approved

All three candidates gave a short introduction: Adrian Cain, David Lane and Allison Malick

Once all the paper ballots are counted and confirmed there will be communication via email and the neighborhood boards about the new board members.

Adrian:

Election Nomination Committee:

- Made up of at least two board members, at least one or more community member
 - Thank you to Dorothy, Dottie and Heather for serving; Jeremy has been taking lead
 - If interested in serving for next year, please reach out to the board and we will be selecting those next month
 - This year there were only 3 applications but Jeremy made dozens and dozens of calls to encourage homeowners to apply but it was limited this year, but that's ok. It varies year to year

Special recognition to Jeremy for completing his 3 year term.

HOA Public Comments/Questions:

- Karen: Safety reminder for all to walk against traffic and bike with traffic; remind all drivers that pedestrians have right of way and we don't have sidewalks; animal ordinance, if off property must be on a leash no longer than 8 ft; can we do a safety announcement?
 - Adrian; Safety email blast was discussed earlier and will remind resident
- Dennis: Are there any capital projects going on?
 - Message boards were not completed during landscape project; both entrance on 17, Whipple and Long Point to be replaced this fall
 - Will receive feedback from the community on the designs, similar to what was done for the entrance signs
 - Ponds: We have a relationship with club to manage the quality of the ponds; need to address but probably a decade away
 - Gazebo: Previous board member did some work cleaning and maintenance; there are some fundamental concerns and aging but that is likely for the next couple years
 - Fences on Whipple; we own and it was painted twice in a 7-8 year period; may need a coat; fence on parkway is recent

- New homes in front of the neighborhood (Snee Farm Village); are they part of our neighborhood?
 - Brightwater Homes built those homes and they originally asked to be a part our HOA but when we asked to have them fix the bricks in the front entrance due to the heavy trucks and equipment being brought in to build their homes, they said declined; and then they asked to join and we declined; they can request again but they will need to be part of supplementing the costs
 - Ventura villas is also not a part of our HOA

- Still concerns around the damage done to the entrance by Brightwater Homes and the understanding is they committed to fix but have not and we attempted to work this out but without success; They were asked to contribute to the Parkway landscaping enhancements and they declined.
 - Have discussed replacing the front entrance and will put this on our long term list

Motion to Adjourn to Executive Session:

Approved 6:56 pm