

**SNEE FARM COMMUNITY FOUNDATION**  
Board of Directors Regular Monthly Meeting  
January 16, 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, Jeremy Burnham, Dorothy Clinton, Mario Rasgo, Michael Hagedorn, TJ DelDuca, Dottie Teetor  
**Absent:** Ed Hutson, Jodi Daniels

**Minutes Approved December Monthly Meeting Minutes Approved**

**Invited Guests:** Jessica Turner, Southern Community Services  
Nopporn Kichanan

**Presidents Comments**

Happy New Year!

I have not heard from Town of Mt. Pleasant Stormwater or Snee Farm Village. Several homeowners contacted me to question our departure from the historical 2/28 assessment due date (now 1/31).

After consulting with our Property Manager and Treasurer, it was determined that although the change was inadvertent, it is appropriate and will be ongoing. It was further agreed that in this transition year (2018) only, a grace period will be extended through 2/28.

**Property Management**

Jessica echoed Steve about complaints from folks about the new due date. She also agreed that riding through the neighborhood to curb the overnight parking would be a good idea.

Payments are coming in steadily and collections are strong. There are a couple of foreclosure issues which are being dealt with.

Jessica and TJ are working on violations and in particular riding through the neighborhood on Mondays to find people taking out trash too early.

**Security**

Ed Hutson was not present so no report was given

**Finance**

Michael reported on proposed budget. Some modifications made from initial draft. The old phone line has been disconnected. Discussion included amount for the reserve funds and use of available funds. Reserve study shows what should be budgeted for future. This is \$615,000. Proposal was that the remaining \$158,000. be used for projects needed for the neighborhood. Michael assumed an inflation rate of 2%.

Discussion involved the need for funds to do new entrances, refurbish Snee Farm Parkway, and fencing along Beaumont. Michael explained that there has been a surplus of \$50-70,000 so these funds can be used if needed.

Projects may well carry over from year to year.

**Steve made a motion that the proposed budget be accepted. Seconded and passed unanimously**

Michael also shared a list of highest debtors. Changing vendors has resulted in increased collections for outstanding debt. This is the result of aggressively going after those individuals. Thanks to SCS and their team.

### **Maintenance**

Contracted lake and irrigation work continues on schedule.

There have been quotes for new street signs from three different sources. Should we decide to go with the signs proposed by the Town if Mount Pleasant, the expense is theirs, including maintenance? If we go with our own design, we absorb both the initial and the maintenance costs.

**Steve made a motion to go with the standard posts and signage from the Town. Motion seconded and passed unanimously**

### **Landscape**

Mt. Pleasant tree has been doing a lot of tree work since the first of the year. They have thinned and lifted the trees in Liberty Circle, the park on Plantation, and Parkway Drive. This is part of our annual tree maintenance.

Forever Green has taken down the Christmas bows from the light poles in Snee Farm. They volunteered to help with installation and removal of our decorations. Their assistance is very much appreciated.

They continue their regular weekly maintenance. We will have to wait and see if we had much damage from the freeze, snow and ice. So far the damage seems to be minimal.

### **Restrictions**

TJ explained that things are going well and that patrols are planned for Mondays so as to find offenders for yard debris.

### **Architectural Control**

Jeremy explained that things have slowed somewhat.

### **Communications**

Due to the inclement weather and the MLK holiday, many emails notices were sent out to communicate trash and recycling collection schedule changes. The Message Boards were also changed to reflect the new dates.

A resolution regarding short-term rentals was approved by The Board and posted to SneeFarmCF.com. An email blast clarifying the ADAR (Amended Declaration and Restrictions) regarding short-term rental activity was also sent out. The email stated that after further legal review, short-term rentals are not allowed in Snee Farm. Included in the email was a copy of the resolution and a link to the PDF file for download.

### **Invited Guest**

Nopporn was invited to comment on landscape in the neighborhood. He and Steve examined the plantings at the front entrance. Nopporn offered his services as an advisor. Redoing the entrance plantings will be a big job. Heavy pruning at Beaumont fencerow has exacerbated the problem. Screen currently is effective, but now is overgrown and once it is pruned it will

no longer provide the screen that we have had. The question is what needs to be done to improve this.

Also the fence will need to be replaced, and chain link will not provide privacy. A dark green wood fence would be more effective as a screen but would also need maintenance.

A proposal would need to be put together – these should be free. Nippon has agreed to help with this.

### **Unfinished Business**

Dorothy explained that she, Jodi and Dottie met to discuss the design plan for the entrances. The consensus was that they like the brick pillars and the wrought iron at the front entrance- also the “logo” which includes the rice plant and stream. It was suggested that we keep the parts that we like and mimic those at all the entrances. What needs to be replaced is the stucco background – possibly using another material similar to Trex... The medallions could be mounted on either the background or on the wrought iron.

Dottie added that the Whipple Signage needs to be relocated and angled so that it can be seen from both approaches.

The next step would be to contact potential contractors to get plans and drawings and prices for making the changes. Clearly the Whipple Road portion cannot be completed until after the stormwater work is complete.

Meeting adjourned @ 7 PM

An Executive Session was held.

**Prepared by Dorothy Clinton**

**Approved Electronically on or by February 20, 2018**

**Attested to by Steve Hurst, President**