

January 2016 Minutes

Shoal Creek Farms - HOA Meeting 1/28/16 – 7:00 PM ET

Attendees:

Cecil Wimbs
Steve Moorman
John Hickson
Jacquie Houston
Ryan Andrews
Joy Barrett
Cindy Hickson

Discussion Items:

Previous meeting minutes were reviewed by Cindy Hickson. Jacquie Houston put forth a motion to pass the minutes and have them put into the records. Steve Moorman seconded the motion and the previous minutes were passed.

Joy Barrett – Treasurer

Reviewed YE 2015 balance sheet, financials and bank balance. A full review of the year end budget was discussed in detail.

Year End 2015 Bank Balance - \$37,748.47

Steve Moorman

Continuing to work on the situation with AT&T concerning localized internet service. A letter to the neighborhood is complete and out to the board for review and feedback. Steve asserted that letters must be written by the neighbors and it will take an active campaign on the part of the board such as knocking on doors and phone calling. Feedback on the letter due back to Steve by 2/11/16.

Discussed various ways to get neighborhood involved as well as bring Sharyn Dickerson into this.

Other Discussion Items:

John Hickson would also like to ask Sharyn about street pavement as portions inside the development haven't been paved in over 10 years and they are county responsibility.

***** – How are we planning to respond? If he wants to move his shed he needs to submit a plan to the board so it follows protocol. Cecil will respond to him about this.

General discussion regarding questions raised by the Dailey's and Jeannie Goodwin about lake debris and what exactly is the board's response to this complaint and responsibility for any cleanup. - Based

on covenants and bylaws, it's believed to be out of the scope of the board. Each neighbor is responsible for their own property. This is not a board action. Cecil will respond to Jeannie.

Front Entrance – The walls are done, letters which are of an architectural styling in a bronze tone are still to be installed; lighting will be completed after that. LED lighting with a transformer on each side is being installed. Light bulbs should last about 5 years with this plan. Remaining landscaping will be completed over the next months, weather permitting. It was decided to take the roses out of the original plan due to lack of deer resiliency. Joy to also make sure this is removed from the final invoice from College Pro.

College Pro:

An estimate to include mowing all the way down to the English property plus the dam on a regular basis with \$290.42 per month. Jacquie Houston made a motion to pass this and John Hickson seconded the motion. This will be added to the areas managed by College Pro. Cecil will mention this in his Winter Letter to the neighborhood.

Landscape Issues and Maintenance:

The two lots on Morton road between Coyne and English need to be mowed regularly and maintained.

***** hedge needs to be trimmed. It's been identified that the hedges in question are on an easement and should be handled by the HOA. Several ideas to remedy this were discussed and will be taken under advisement.

Many other issues are actually on the individual properties and need to be handled by them personally:

***** – mowing the lot behind his house. Found out this wasn't his lot, but he is willing to do it.

***** – Juniper bush still needs to be trimmed due to visibility hazard. Cecil to speak to her about it.

***** - mow her entire lot and take the fence down or repair it. Cecil will call her to have this done.

***** – Old and broken down basketball hoop needs to be removed. Jacquie will speak to them about this.

***** – needs to fix the fence and his yard needs to be cleaned up, plus piles of debris. Cecil will send a letter.

***** – dead tree needs to get cleaned up and the motorhome that is parked near the side of the house is in violation of the covenants. Jacquie will speak to them about this. All in agreement. Cecil will contact the lawyer about this to begin the process.

Joy called the county to find out what is hazardous and they never got back. She will follow up.

Types of letters and strategies were discussed to stimulate neighborhood compliance. Cecil is in favor of a more personal approach. Jackie suggested that we start with a standard letter and edit it so it's more personal and can be tailored on a case by case basis. It was also suggested to quote several articles of the covenants in support of the request.

Lake:

It was suggested that with all of this rain that another robot camera be used to assess the condition of the spillway pipe. Cecil suggested we set up an appointment now to get on the books. We also need to start working with the county on this.

Misc. Issues Addressed:

Jacque mentioned that a number of cars have been seen parking at the entrance of the division and to keep an eye on this. It was noted that it could be outsiders coming to walk and bike around the neighborhood. It was also suggested to post a no parking sign once the front entrance project is completed.

Jacque will be putting together a new directory and issue it electronically and in paper form.

Steve mentioned that he will not run as president for the next term

Cecil will be stepping aside in the next few months. He will stay on the board through his term, but wants to hand over the reins.

Look through the covenants before the lawyer comes to the next meeting so we are prepared.

Next meeting is February 17th at Ryan's.