

March 2016 Minutes

**SHOAL CREEK FARMS HOA
BOARD MEETING MINUTES
March 17, 2016**

Attendees:

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

Discussion Items:

Minutes from the February 25, 2016 Board Meeting were reviewed. John Hickson made a motion to approve the minute and pass them into record. Steve Moorman seconded the motion and the minutes were passed.

Joy Barrett reviewed the bank balance for February 29, 2016:

February month end - \$11,012.23
Petty cash - Current balance is \$104.40 as of 3/17/16

Update provided on the amount and number of annual dues that have been received:

64 homeowners have paid so far. 8 have not. A late notice was mailed on 2/27/16 adding a \$25 late fee.

Internal Board Update: Cecil Wimbs is stepping down and Jacquie Houston was voted in by the board. John Hickson motioned it and Steve Moorman seconded it. Cecil will remain and participate on the board until the end of the term.

Review of the ARC's Meeting with * concerning his request to relocate his out building:**

Cecil, Wimbs, Steve Moorman, Jacquie Houston and Ryan Andrews met with Gary and reviewed proposal of moving an existing out building near the end of his driveway so it is more accessible for use. It was agreed by all. It was mentioned that he may put a new building there instead since the other is old and overgrown and may be hard to move. If this is the case, Cecil will send a letter to remind him that he must submit a design and color choice prior to taking action. **The update is: he is moving the building that he has.**

Front Entrance:

The remaining elements to be completed are the lights and grass installation which should be done prior to the next meeting.

Given the malicious rutting that occurs several times annually, placing security cameras at the front entrance were discussed. Cecil to investigate further and bring information to the next meeting.

Update:

Even the cheaper cameras and gear are \$800 minimum. A variety of details were discussed. To be able to hide it and make it workable, but secure the cost goes up.

Ruts in the lawn – top dress the front entrance – Joy will have David do it.

The old lights will be taken out, but an electrician needs to take them out.

Hospitality Committee Report:

Members:

Janine Durden, Nancy Moorman, Jacquie Houston, Teresa Krahl and Sonja Holden

A meeting was held two weeks ago to discuss community awareness, specifically neighbor circumstances such as illness, births, deaths, etc., and what could be done to offer support. Jacquie asked that if we hear anything regarding our neighbors to let her know so a card can be sent or further outreach such as meals could be provided. Nothing will be sent or done unless the neighbor in question agrees since these can be sensitive issues and they may not wish to have such high visibility.

The committee discussed having a neighborhood BBQ at the top of the road of Blue Heron. John Hickson motioned it and Steve Moorman seconded it.

Update:

Theresa is taking the lead on a bbq and a neighborhood letter will be sent out. Sonja to help. Still need a date. Looking at May 15th or so.

Status updated on the following Items:

Trimming of the Juniper bush:

It was trimmed but not significantly. Cecil met with her again about this. She is willing to have it done again to cut back further, but has requested that someone from the board supervise when the gardener is there so its trimmed appropriately. Cecil will call to make an appointment. Ryan talked to her on Saturday and she wouldn't do it unless. It remains dangerous and probably needs to be taken out entirely. Is there a county ordinance that would take care of this?? It needs to be approached as a safety issue – action item for Steve.

Removal of shrubs on the * Property:**

John Hickson will ask Jose to do it. Will get a quote and when received it is to be given to Jacquie so she can give it to him for payment. \$450.00 quote was received.

Notice to Repair/Paint the fence on the edge of the road, plus the debris:

Cecil to take care of this. It was also noted that in all fairness that everyone that has fence in question needs to be approached at the same time. Letters will be sent and all three will be invited to the meeting.

Relocation of the Motorhome on the * Property** – Jacquie to do this – she has no phone number or email. She has stopped by but only the kids were there. A letter is suggested.

Broken basketball goal on * Property** – letter sent and no response – nothing more on this. The next action is the send a formal letter. Jacquie to do this.

Removal or repair of fence on Property - her number doesn't work so an email was sent and no response.

Clean-up edge of road on * Property** - still needs to be cleaned up. How to get in touch with them was discussed. We have the address, but no phone. Suggest contacting their business in town. Steve will reach out to them – Steve has reached out and he is waiting for a call back. He has called twice.

New building that has been placed on the * Property** – The board doesn't have a problem with it, but they need to comply with the rules and provide the paperwork. Cecil will send a letter. Done the next day a plan was sent and Cecil will send it out. Cecil looked good and the board approved it. We need to send him an approval. Cecil will send the approval letter.

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. Cecil has this action and wants to meet with David at the county office first. **This is still an action item. Cecil will initiate and Ryan to shadow so he can learn about it.**