

April 2016 Minutes

SHOAL CREEK FARMS HOA BOARD MEETING MINUTES - DRAFT April 21, 2016

Attendees:

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

Discussion Items:

Minutes from the March 17, 2016 Board Meeting were reviewed. Steve Moorman made a motion to approve the minute and pass them into record. John Hickson seconded the motion and the minutes were passed.

Joy Barrett reviewed the bank balance for March 31, 2016:

March month end - \$19,476.13

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

All homeowners have paid

Previous Business:

Front Entrance

Cecil gave an update on the front entrance covering the plantings, sod, lights, etc. The front entrance needs more pine straw, lights are in, timers are working, and sprinkler heads (16) – which half are working. Repairs will be made on April 23rd.

Further discussion – the possibility of a “no parking on the grass” signs for front to keep the rutting to a minimum and to prevent damage to the sprinkler heads.

Watering schedule:

New grass – twice per week

Remaining area – once per week

All plants are on drip irrigation

Newest tree – needs a bag and watered twice per week. Cecil has suggested a watering schedule and will take the first weekend.

All plantings have a one year warranty.

Final Top Dressing – there is one more dressing needed and this should take care of the rutting on the right side.

A thank you card and \$50 Lowes gift card was agreed by the board for David Barrett as a thank you for taking care of this.

Property Reviews:

*** – The letter being sent with the lawyer's edits was reviewed. Ryan to send Jacquie the cleaned up electronic copy and Jacquie will forward in to David. We would like to have his office send the letter.

Status of other violations:

*** shrub – (Cecil) – no update

*** hedge - (John) – quote was \$450. The invoice has been sent to the homeowner for approval to pay and the work will be completed.

*** - motorhome (Jacquie) – Ryan to write a letter and Jacquie will send it.

*** property clean up – county – Steve to go out to their address in town and see if they are still actually there. Nothing mailed has ever been responded to.

Fences – ***, ***, *** – pictures have been taken and letters sent to the three homeowners about fence repair. (Ryan)

*** – Letter to include bush hogging the field that borders Morton. (Ryan)

*** – basketball hoop – still up and not fixed – Jacquie has worked on this and no resolution.

\$\$ associated with violations – it was suggested to bring this up with the lawyer about an appropriate amount for violation fines and what he recommends as an escalation plan.

Other Business:

A meeting was held at Jeannie Godwin's with Commissioner Sharyn Dickerson regarding the lake. Based on the outcome, a meeting has been set up with David Clark (ACC) on dam pipe, other water ways and run-off/erosion. County will review each area and advice.

Hospitality Committee Report (Jacquie) – Teresa Kraal is asking about a budget. Bob Sync's father passed away, Chuck Robinson's illness, the Parks – had a heart attack or stroke, the wife fell and broke her wrist.

May cook out – May 14th – how much budget – Joy to text Jacquie what's available to spend. – This has been postponed.

Some additional expenses with new neighbors anticipated.

Should we continue with the lake passes? Yes. Include a notice in the summer newsletter to make sure you give your guest a lake pass. If you don't have one, please get one from Jacquie.

For new homeowners – hand out extra copies of covenants and bylaws. Add to the print budget.

Put a notice on the front page of a website pointing to these two documents.

John has asked everyone to review the materials and minutes on the website for accuracy.

New Business:

Cecil – ARC approvals – put a limit on fulfillment – expires in 12 months and then must resubmit. Keep doing this as we move forward. Board voted on this to add this to the statement – John Hickson motioned the suggestion and Ryan Andrews seconded the motion.

Cecil recommended that when we do a new directory, it had a cover letter in a folder, included police department, fire department, county commissioner, board #s, etc.

Muskrats in the lake – do we want them trapped? Can the board buy the traps? Cecil suggests we focus on the dam area. If lake side neighbors have issues as well they need to get their own traps – more discussion needed. Cecil to send over some information to Steve and Ryan.

John should have an answer soon about the coyote issue.

Notes from meeting with County Commissioner Sharyn Dickerson:

Sharyn gave an overview of the meeting held at Jeanie Godwin's. Per Sharyn, any items needs to actioned before May 6th.

There are three issues, the Fore bay, Waterfront Easement and the Sandbar.

The neighborhood owns the triangle where the sediment is collecting.

There is also an easement on the *** property.

Per Sharyn, the county has a drainage program that would provide design, equipment and labor and they will come in and take care of it. The association would pay for the materials. Time is of the essence.

We can allocate storm water fees to have the pipe and road fixed. How it will be fixed is the question. Need to provide Sharyn with a copy of the lake report before the meeting.

She will also message landscape management (roger) about ***, ***, & *** property. She will also have the folks coming to look at the lake; also address several other areas including Hickson front yard and Jack's back yard