

May 2016 Minutes

**SHOAL CREEK FARMS HOA  
BOARD MEETING MINUTES - DRAFT  
May 19, 2016**

**Attendees:**

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

**Discussion Items:**

Minutes from the April 21, 2016 Board Meeting were reviewed. Steve Moorman made a motion to approve the minute and pass them into record. Jacquie Houston seconded the motion and the minutes were passed.

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

Balance as of 4/30 – \$18,616.94.

**Neighborhood Complaints:**

Front entrance – plantings too small, lights too dim. The plants are fine. They are just small because they are new. They will grow over time and fill in the space. The question concerning the lighting was to brighten the lights. Cecil sent Jacquie the contact information and Jacquie will call and have the lights brightened.

Broken fences within neighborhood. This is a known issue with the Board and letters have been sent to all households that have fences in disrepair.

Overgrown corner impeding view/driving/walking – \*\*\* property – work in progress

State of \*\*\* property – work in progress

\*\*\* – complaining too many sheds – Jacquie addressed this complaint.

**Previous Business:**

Front entrance – All the bills are now paid. The grand total was \$36833.50 and has been paid to College Pro for the front entrance.

Review of \*\*\* response to violations letter – Jacquie sending the response back to David for rebuttal.

\*\*\*'s responses were reviewed and further action will be taken. A rebuttal by the board will be sent to David for a legal response. Jacquie will ask David and \*\*\* for a meeting plus Steve will join as well.

**Property Reviews:**

\*\*\*'s shrub (Cecil) – waiting to see if the county can handle this

\*\*\* hedge – have 3 bids \$250 - \$690 – also looking to see if the county can handle this

\*\*\* motorhome (Jacquie) – a letter was mailed. Update – received a response back and the motorhome will be moved.

\*\*\* property clean up (Steve) – Mom and Pop don't exist. Have Joy check on this when she goes to the courthouse to check the tax records for an address.

Fences – letters written, ready to send to \*\*\*, \*\*\*, & \*\*\*? To \*\*\* letter – add bush hogging between her and the neighbor – \*\*\* and also Morton Road. Plus the old stable needs to be removed or brought up to standard. Rodent and snake infestation.

\*\*\* – needs a fence letter plus to get rid of the debris piles and over growth, plus orderly yard, mowed and trimmed. It is causing rodents and snakes. Joy's exterminator needs to write a letter as the primer. Joy to call the county again for review.

The association also needs to repair some of the common fence – highway (lose) and one on Milestone Circle. Steve and Cecil have volunteered.

\*\*\*'s has taken down a tree but left a big stump. Give him until the next meeting to get it done. – jacquie to send another email about the basketball court and the stump.

Process – an email will be sent and then a follow up email in 5 days to see if they got the email. Add please respond to this email will be added to each email. Also as general reference a link to the covenants/bylaws on the website.

#### **Other Business:**

Hospitality Committee Report (Jacquie) – a neighborhood letter just went out inviting everyone to a neighborhood BBQ on June 4th. 4-7 pm. Need to get another person to the hosp. commit and Jacquie will ask at the BBQ. Muskrats on lake/dam – The only time to trap legally is December – February and a special license is needed. Need to remove the two cedar trees on the dam due to damage to the drain from the roots. Determination of fine levels – need to be consistent. Cecil looked at the covenants which say \$25 per violation. Time frame is not specified so monthly was agreed upon.

#### **New Business:**

Meeting with David Clark of ACC Public Works re dam and runoff – Steve, Ryan, Jacquie, Bob Synk and John met with David Clark and Kevin Gentry and Sharyn.

Bob summarized the lake study and a report was given to David and Kevin. ACC deeded that 10 feet from the middle of the road. They are willing to come in a replace the pipe with concrete. The association will be responsible for anything that falls outside of the 10 feet. The county will provide an approximate budget for this portion. Is there any concern about what happens when we drain the lake? The pressure holds things together and more damage can happen once the water is removed. The syphoning system was discussed. Next steps – to get cost estimates – the county way or the syphoning system. Sharyn is putting in a request to be considered in the fall of 2017 by the county.

What's the strategy – Jacquie to check on what is legal and what is not as far as an action available to the board or even the homeowner. Bob needs to add to the notes to cover all aspects. Then send it to Sharyn for concurrence. Lake Meeting minutes included – see **Addendum A**

#### **New items from the floor:**

June meeting June 23, 2016 at Jacquie's. Set July meeting.

Need to look at the property boundaries common/community areas (association) property just to make sure the county has it correctly for tax purposes. Joy will go to the courthouse to pull the plat. It's been proposed that we survey community to update the records. There is question that we are being taxed for 15 acres and we need to see if this is reality.

Watering – David Barrett has been nominated to monitor the water of the front entrance, to turn it on and off due to rain, etc.

Sharyn is looking into what the county can do about some of the overgrowth issues in the neighborhood as well as erosion and lake.

When anyone sends any communication to a board member, we need to share it with the entire board, with notes on whom will respond and all are cc'd. This will keep us united as a group so no one is asked or singled out casually and gives a different response.

Pine straw – it was suggested to get additional pine straw to cover areas that are thin or sparse. Piedmont was suggested - \$5.25 a bale. Vote taken – unanimous agreement. \$473.00 agreed upon.

### **Addendum A**

#### **Lake Meeting – Minutes:**

MINUTES OF MEETING, MAY 4, 2016- SCF LAKE AND DAM ISSUES

The meeting began at 1:30 pm.

#### **ATTENDEES:**

David Clarke, ACC Public Works Director  
Kevin Gentry, ACC Construction Supervisor  
Sharyn Dickerson, County Commissioner

SCFHOA Board members:

Jacquie Houston  
John Hickson  
Steve Moorman  
Ryan Andrews

SCFHOA Lake Committee Lead:

Bob Synk

#### **DISCUSSION AT THE DAM**

Bob Synk summarized the study of the lake performed in 2013-2014, specifically highlighting the lake Committee's preference for a siphon overflow (does not require draining the lake)

ACC was deeded the roadway and 50ft. ROW (right of way) on the dam at the creation of the SCF subdivision.

All work to be performed outside of the ROW is the responsibility of SCF (possibly requiring that SCF is responsible for the demolition/plugging of the existing vertical steel overflow pipe)

#### **ACC's approach to repairing the lake overflow:**

Replace the current galvanized metal piping with concrete piping,

Requires breaching the dam and draining the lake,

ACC does not have experience with siphon overflow, as recommended to the Board by Koons Environmental Design and Brian Kimsey of Carter Engineering in 2014.

ACC does not employ any engineering services to design the new concrete pipe overflow. They proceed based of their construction experience with concrete pipe, sizing it to match the existing pipe to be replaced.

The ACC commission must decide on approval for "unconventional use of the ROW", i.e. approval to grant funds to fix the lake overflow.

### **Schedule:**

The next list of pending projects is to be submitted to the ACC Commission in 3 to 6 months,

The ACC commission then decides project priorities,

Fall 2017 is the earliest date which ACC would be able to begin work on the dam.

ACC is not concerned about how long it will take to refill the lake – possibly several years.

Kevin stated: the best way for SCF to coordinate design selection (cost and performance evaluation of the concrete pipe vs siphon overflow) is not with him but rather with the new Engineering Administrator that ACC is currently in the process of hiring.

### **DISCUSSIONS REGARDING STORMWATER DRAINAGE STREAMS**

(PROPERTIES REVIEWED: GAZLAY, GOODWIN/WILSON, HICKSON)

ACC typically has responsibility for drainage improvements of intermittent streams, although ACC may “make exceptions to current policy”.

Intermittent streams are those that run dry within 72 hours of a “significant” (say ½’ of rain within several hours) rain event.

Streams that run continuously are considered part of the State waters, which limits what the county is able to do.

The State requires a vegetative storm water barrier within 25 ft. of a body of water (including intermittent streams), ACC requires 75 ft. There is no grandfathering of these requirements. All violations are subject to enforcement action by ACC. No mechanical landscape work is permitted within the barriers.

Although the dam does not meet the vegetative storm water barrier requirement, ACC will allow the mowing of vegetation to the water’s edge in order to maintain the structural integrity of the dam.

In order to improve the drainage into the lake such as at the Gazlays and Goodwin/Wilson properties, the problem has to be fixed at the source, i.e. from the Spring feeding the lake to the lake and storm water runoff from the hill between Blue Heron and Millstone. ACC could assist with labor, depending on circumstances, but SCFHOA would be responsible for the costs of materials used (rip rap, grass seed, etc.).

ACC can provide the labor to remediate the storm water erosion problems reviewed on Hearthstone. ACC recommends that the homeowners write to ACC with a formal request for assistance. The neighbors, would be responsible for the cost of materials (rip rap, grass seed, etc.)

The meeting concluded about 3:30 pm.