

June 2016 Minutes

**SHOAL CREEK FARMS HOA
BOARD MEETING MINUTES
June 23, 2016**

Attendees:

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

Special Guest – *****

To present the *** case –

- * Jacquie met with them last night and it went well.
- * Here because of the violations brought by the board
- * Grieved that a letter came from a lawyer
- * Looking forward to an amicable resolution

Violations Reviewed:

a. Barrels and farm implements – laboring to move the visibility of the blue barrels. Use to water the garden. All barrels seal so no mosquitos. All of them are almost all out of sight. The farm implements as well. All are in the pole barn. They now feel that this violation is abated and resolved. – RESOLVED

b. Absence of proper parking – at this time, this is no longer true. All cars are parking on the pad. The tractor and mowers, golf cart all in the pole barn. Their position is that this violation is abated and resolved. – RESOLVED

c. Dilapidated buildings – are willing to put a new roof on this building. It was re-sided in 2012 and painted to match the house. Entry porch will be put out front and shrubbery is now there. To bring it into the standards of the main house. Also would add paned windows if needed if this would get us over the hump. RESOLVED BUT NEEDS MATCHING SHINGLES WHEN ROOFED. IF ANY ADDIITONS SUCH AS AN ENTRY STEPS, ETC. PLANS NEED TO BE SUBMITTED.

d. Goats – presented the case for health reasons for his daughters. Digestion and probiotic need. The goats are housed as far from neighbors as possible. Goats are still not permitted. Discussed rights and sited several covenants that the board has the right at their own discretion to approve this. They are requesting that they keep the goats based on this. They will be kept with discretion and will plant extra bushes to further screen them from sight. TO APPROVE WE WILL NEED A LETTER FROM A PRIMARY CARE PHYSICIAN SO WE HAVE IT ON FILE FOR VALIDATE AND CLARITY. THREE GOAT LIMIT. KIDDING 6-8 WEEKS. DR. NOTE MUST BE RECEIVED IN 30-DAYS AND MUST BE PROVEN TO BE A MEDICAL NECESSITY.

e. The garage. An update from *** will be sent on Monday to Jacquie. The issue is still pretty much the same. They are asking consideration based on the financial situation they are in. Son in law is unemployed 2 years, and they are

raising 7 children. Resolution in the immediate future not possible. They are planning to ask for a one year deferment on this. It will need to be put in writing from *** for deferment.

f. Pole barn has been cleaned up. They are willing to put up siding facing Morton road if needed. For visual compliance, they are willing to bring these into compliance. It is stable however. THE BOARD REQUESTED THAT LATTICE BE ADDED TO THE SIDES FOR CONCEALMENT OF CONTENTS. THE ISSUE WILL THEN BE CONSIDERED RESOLVED.

* Many commented on this. The issue is that their property has gone from a home with property and now it's evolving into a farm.

* If it would sooth things, they are willing to enclose a portion of the pole barn. Actually it would make more sense to take it down and side the shed vs. trying to decorate the pole barn.

* Cecil commended them for the work they have done.

* Portions of the property have been mowed.

* The lower field is hay and he will cut this down. The surrounding fields need to be maintained and cut regularly for visual compliance.

* Per Cecil, they are well underway and it's appreciated. The garage will continue the process until this is completed.

Discussion Items:

Minutes from the May 19, 2016 Board Meeting were reviewed. Steve Moorman made a motion to approve the minutes and pass them into record. John Hickson seconded the motion and the minutes were passed.

Treasurer's Report – Semi Annual Report:

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

* Balance as of 5/31 – \$15,618.43

* Pine straw looks good so last payment will be sent.

Neighborhood Complaints:

New complaints:

1. *** – spoke with neighbors regarding the *** house concerning their trash cans and mowing the lawn. Cecil spoke to them and they have taken in the cans, their driving speed is also an issue. Cecil will take care of this with the son.

2. *** – stick pile on the sod up front. College Pro is the reason this wasn't picked up. Recommendation is to ask college pro to pick this up.

3. 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. They are supposed to come by and put the lights on risers.

4. 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.

5. Overgrown corner impeding view/driving/walking – Blackmon property – work in progress

6. State of *** property – work in progress

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

Review of * Situation:**

* The garage – Jacquie is suggesting that **** write a letter for a one year deferment. Cecil provided some history. 2014 he wrote a letter giving *** one year to get this done already and to submit plans and he did nothing. Jacquie suggested a one year deferment; plans are due at the end of the year and then the construction completed within 6 months afterward.

* As a board, this needs to be clean and clear cut so future board members can administrate as future issues are raised.

* Cecil recommends an extension, not a year, plans due sooner, and then completion. If nothing is done, the fines are retroactive. They will still get a year, but construction completed not just starting. There needs to be an end date.

* Agreement was to extend for 180 days with plans at 90 days and then another 180 days to complete. After the 90 days the fines will start and must be disclosed in the letter response. Fines will start if plans are not submitted at 90 days; the date would be the day we respond to his deferment letter.

Previous Business:

* Front entrance – All the bills are now paid. The grand total was \$36,833.50 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. The county did very little with this. More needs trimming.

* *** hedge – have 3 bids \$250 - \$690 – also looking to see if the county can handle this. The county did some and its better, not quite what we had in mind, but better. DONE

* *** motorhome (Jacquie) – a letter was mailed. Update – received a response back and the motorhome will be moved. Further update: the motorhome can't be moved. The suggestion is to screen it in so it's not seen from the road. Jacquie will write a letter in this regard or move it off the property. Cecil also suggested that we come by to offer possibly a different suggestion. Let him know we are willing to work with him.

* *** 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. The county did a good bit, more could have been done, but good for now. DONE

* 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.

a. *** – fence – per ***, the fence is in such bad shape they are going to remove it instead of repair. Plus mow that section.

b. *** – nothing received back. Suggestion, send a formal registered letter – make sure we thank her for what she has done. Jacquie will call her first. May suggest that she take the fence down instead of repair it.

c. *** – 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. This has not yet been done.

* ***'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. Jacquie will follow up with an email
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. Was a great time. We still need a new volunteer

* 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 decided 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 beyond 30 or 40 feet from the center of the road. 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.

* Jacquie submitted a letter to the commissioner to request to be put considered for 2017/2018 to repair the pipe under the dam. Keven Gentry does not have the lake report and needs a copy. He now has a report.

* Christmas garland needs a new home. Cecil needs it out of his house by next weekend.

* July meeting is the 21st at Jacquie's

* August meeting is the 25th. Location undetermined.