

August 2016 Minutes

**SHOAL CREEK FARMS HOA
BOARD MEETING MINUTES
August 24, 2016**

Attendees:

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

Discussion Items:

Minutes from the July 21, 2016 Board Meeting were reviewed. Steve Moorman made the motion to approve the minutes and pass them into record. Ryan Andrews seconded the motion and the minutes were passed.

Treasurer's Report – Semi Annual Report:

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

Balance as of 7/31 – \$13,515.35

John to take the lead on the domain/hosting company that did not cancel our service last year. NEGIA. Who is hosting our domain name and can we transfer the current account to the new board member?

Note for 2017 – when property taxes are due, need to verify the common/association property. County estimates it at 15 acres and board feels it's around 10. This will be an action for the next board. In the meantime, Joy will find out how to dispute this and steps needs to re-survey.

Neighborhood inquiries and complaints:

Jeani contacted Jacquie about the lake and we are still waiting to hear back from the county. Sometime this fall a decision will be made.

***s have mentioned the music coming from ***s house. Board will continue to monitor the situation.

Property Reviews:

*** motorhome (Jacquie) – Vehicle is still on the property. It needs to be hidden from view. Next steps – Jacquie to follow-up with another email about the motorhome. Board still willing to meet and assist with some suggestions as to what he could do. Quote the covenants.

*** – Jacquie received an email from ***. Certified letter was received. They understand the concerns and they are taking care of the various issues and waiting until some cooler weather to take care of much of it. **Jacquie will respond** and request that they take care of the parcel of land between hers and the Platt's. The ***s have 45 days from 8/19/16 to comply before fines are impounded.

*** has agreed to fix her fence. If not done by the next meeting, she will receive a letter.

*** – Joy to send pictures to Ryan. Ryan will draft a letter regarding cleanup of brush and mowing, and fence disrepair.

*** – received a letter from *** about the lower field. Jacquie to respond to this letter and ask about the pole barn.

Pole barn, lower field and garage are still in violation.

Timeframe until next letter – October 28, 2016 – plans for garage, etc. will be due.

*** needs an email about mowing. Ryan will draft it, Jacquie to send.

*** – still not enough of a trim. Can't see around the corner. We need to cut more. Board needs to decide if more should be done.

***'s bush is still an issue.

Can we add blind curve signs?

The association also needs to repair some of the common fence – highway (lose) and one on Milestone Circle. Update: This has not yet been done. Cecil and John have committed to doing it. We will borrow the board to fix the fence

*** - Stumps and basketball backboard are gone.

Other Business:

Cecil to contact College Pro regarding some of the plants and trees don't look so good and may need to be replaced. Cecil will send an email to Jacquie and Ryan and cc the board so we can pick it up from that point on. We need a board member that can focus on the common landscape. Matt is the co-owner of the company. We need to tell Matt that the mowers are hitting the fence and damaging it.

Hospitality Committee Report: (Jacquie) –nothing new to report.

New Business:

We need a beautification committee – bring this up at the meeting. Contact them ahead of time so we have nominees on the ballot vs no one volunteering.

Annual SCFHOA Meeting – Sunday, October 23rd at 2pm. Jacquie to rent the chairs, Steve to bring the beer, Joy, paper products. Cindy to provide ballots and such for the meeting and take meeting notes. Joy to send email Cindy the templates with instructions. **Update: Cindy contacted Julia regarding the barn and we have received permission to use it.**

Candidates for the board – Dave Krahl is willing to serve; Cindy yes, Linda as secretary.

Newsletter – we are overdue. Newsletter should be combined with the main board meeting and sent out. Newsletters should go out once a quarter.

Absentee ballots will be sent to Cindy. Proxy ballots will be requested and Cindy will need to mail these out. Email can be used.

Annual Budget:

Joy will email a copy of the 2016 budget for review. A budget needs to be presented at the October neighborhood meeting. With the lake issue coming up, even if the county handling part of it, should we raise the dues to \$300 per year.

Cecil requested that Jacquie send her ideas out so we can think about them ahead of the next meeting.

Next board meetings:

September 15th – Steve Moorman's house

October 12th – Jacquie Houston's house

Annual SCFHOA Meeting – Sunday, October 23rd at 2pm – Julia Quinn's barn