

## September 2016 Minutes

### SHOAL CREEK FARMS HOA BOARD MEETING MINUTES September 15, 2016

#### **Attendees:**

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

#### **Discussion Items:**

Minutes from the August 24, 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 into record.

#### **Treasurer's Report – Semi Annual Report:**

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

Balance as of 8/31 – \$12,857.99

John to take the lead on the domain/hosting company that did not cancel our service last year. NEGIA. He will also continue to host the website after his term as a board member expires until such a time as someone else can take it over.

**Notes 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. **Update**– Joy contacted the Tax Assessors office and we do not actually have 15 acres but 10.7 acres. A new tax bill will be sent for this year 2016 for \$362.00. Over payment is not recoverable.

As a board, do we need to address renting property?

#### **Neighborhood inquiries and complaints:**

\*\*\* – wasp next in the lake issue was address via email by Jacquie and noted that there really isn't anything the board can specifically do, we live in a rural area and this is part and parcel, but that she would consult with her exterminator for advice.

#### **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. Covenants sited. **Update:** Jacquie followed up and he mentioned that he was going out of town inferring the motorhome was going with him. However, the motorhome is still in place. A compliance letter is the

next step. **Action:** Jacquie will send one more email and if no action taken, but a formal letter will be send. Original email letter went out May 26, 2016.

\*\*\* – 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 responded with an email and request that they take care of the parcel of land between hers and the Platt's. **Status:** The \*\*\*'s have 45 days from 8/19/16 to comply before fines are imposed. No further communication has been received from \*\*\*. As of this meeting, she is approx. 2 weeks away from fee impound. At the due date, the next step is an invoice for fines and another letter requesting compliance.

\*\*\* has agreed to fix there fence. If not done by the next meeting, she will receive an email letter. **Update:** Jacquie to send an email requesting compliance.

\*\*\* – Joy to send pictures to Ryan via email. Ryan will draft a letter regarding cleanup of brush, mowing, and fence disrepair. **Update:** \*\*\* has mowed, but still more is needed for compliance. He also needs a fence compliance letter which Ryan will send as well.

\*\*\* – received a letter from \*\*\* about the lower field. Jacquie to respond to this letter and ask about the pole barn. Jacquie still needs to follow up on pole barn, lower field.

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. **Update:** Email sent, response received and a follow up email was sent stressing compliance. No further response has been received as of this meeting.

\*\*\* – The trimming of brush completed by the county is still not enough to provide good visibility around the corner. Board needs to decide if more should be done. Jacquie spoke to him and he may be hiring College Pro to handle overall landscaping, but nothing specifically decided. By the next meeting, let's see where we are.

\*\*\*'s bush. **This issue is closed**

Can we add blind curve signs? - Pending, but need to talk to Sharyn. Jacquie to contact her about this.

The association also needs to repair some of the common fence – highway (lose) and one on Milestone Circle. The fence has been repaired. **This issue is closed.**

\*\*\*s - Stumps and basketball backboard are gone. **This issue is closed.**

\*\*\* have submitted architectural plans for approval to build a shed. Board voted and approved the plan. Jacquie will respond to the \*\*\*'s with an approval letter to proceed.

Action for Jacquie and Cindy – map the various neighborhood property penalties. Cindy to create the spreadsheet, Jacquie will fill it in.

#### **Other Business:**

Cecil contacted College Pro regarding some of the plants and trees don't look so good and may need to be replaced as well as drip irrigation concerns. **Update:** Response received and College Pro will review all topics late September or early October and action as needed.

Future Consideration – paint common fence in front of division.

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

## **New Business:**

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

Annual SCFHOA Meeting – Sunday, October 23<sup>rd</sup> at 2pm to be hosted in Julia Quinn's barn.

Jacquie to rent 50 chairs and send out neighborhood letter by end of the month

Steve to provide the beverages, containers for beverages and tables. Hickson's to pick it all up and deliver to the barn.

Joy, paper products and Neighborhood Directory, badges, pens, pencils for ballots

Cindy to provide ballots and take meeting minutes.

Hickson's – 4 tables, pick up ice

Joy and Cindy to work off line and plan the details. Need to set this up.

Hospitality committee to set up food.

**Layout:** Two tables for drinks, table for meet and greet. Three for food, two tables up front for board. 6 -7 tables needed.

Joy – to ask if neighbors are willing to receive their correspondence via email? This will be added to the directory spreadsheet as a check box.

Candidates for the board – Dave Krahl and Cindy Hickson are both willing to serve in the new term. Cindy Hickson will also continue as secretary until replaced. Jacquie will reach out to various folks about the secretarial position.

Jacquie to draft an agenda for the neighborhood meeting

At the meeting, need to ask "add on" nominees to speak a few words about themselves.

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

Has English moved out yet? Jacquie to reach out so we know if we should invite him to the association meeting or the new homeowner.

**First Responders Sign at Front of Neighborhood** - Cecil – to contact the local paper regarding the first responders sign up front. Steve to talk to Sharyn about making contact for this.

Saturday, Cecil and Jacquie will go to the bank to change over the checking account

## **Annual Budget:**

Joy will update the current budget to include forecasted items through the end of the year, plus a 2017 budget that can be presented at the annual meeting.

## **Next board meetings:**

September 15<sup>th</sup> – Steve Moorman's house

October 12<sup>th</sup> – Jacquie Houston's house

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