

## October 2016 Minutes

### SHOAL CREEK FARMS HOA BOARD MEETING MINUTES October 12, 2016

#### **Attendees:**

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

#### **Discussion Items:**

Minutes from the September 15, 2016 Board Meeting were reviewed. Steve Moorman made the motion to approve the minutes and pass them into record. Cecil Wimbs seconded the motion and the minutes were passed into record.

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

Joy Barrett reviewed the bank balance for September 30, 2016:

Balance as of 9/30 – \$10,788.33

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. **This still needs to be done**

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

First Responders Banner at neighborhood entrance - the photo op will be October 21<sup>st</sup> at 10:30 am. The banner will come down after that.

Hospitality committee will take care of the details. Cindy to bring a table.

Political signs – signage is not permitted on neighborhood common areas. Only on homeowner's property.

Beaver are in the lake again – sited near the Law's property. The cost to remove them needs to be researched. Board to get two or three quotes. How far should we go with this given that we live in a wilderness setting? Steve to contact Bob Synk as he worked on this the last time. Cindy to call American Pest control.

#### **Annual Meeting Preparation:**

Chairs - \$187.00 including delivery. Delivery scheduled for Friday October 21<sup>st</sup>. Pickup Monday the 24<sup>th</sup>. Joy has volunteered to meet for delivery. John or Cindy can be available for pickup if needed.

Hospitality committee – will be helping out. Cindy will oversee this. Joy will handle the sign in and ballots.

Cindy and Joy to set up the night prior 5:00 PM. At the barn to set up and plan the meet and greet.

Ballots – we have three candidates running for election. Two board seats to fill.

Stuff to print at Kinkos – financial, agenda, ballots – Cindy doing this

## 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. Still needs to be done.

\*\*\* – 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 \*\*\*'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. Overdue for fines and a letter is due – Jacquie to send an email and then reach out to David for guidance. Update: Cecil received a call from \*\*\* outlining the plans to take care of their property and suggested the Board work with her on this.

\*\*\* – 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. Jacquie sent an email and nothing further has been done. Jacquie to find his UGA email and resend it. After that, a registered letter will be sent.

\*\*\* – 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. She did and has heard nothing further

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

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

\*\*\* – 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. Not yet resolved. Open item - Jacquie to send another email. Suggest the Dickerson boys to do this.

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

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

## 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. Matt needs to present a plan for the next coming year. Take this up with the next board.

Future Consideration – paint common fence in front of division. Money has been added to the budget for this. – next spring.

Cecil will take us up to the front to learn how to operate the watering systems. Ryan has committed to doing this. Jacquie also suggested that someone from the new board should also be a backup as well.

Add Legal fees to continued issues that have no compliance and that legal fees will be passed along to the homeowners that continue to not comply.

**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

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.

**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:**

November 15<sup>th</sup> at Ryan's

December Meeting – 21<sup>st</sup> at Jacquie's