

November 2016 Meeting Minutes

Shoal Creek Farms HOA Board Meeting Minutes November 15, 2016

Present: Jacquie Houston, Steve Moorman, Ryan Andrews, Cindy Hickson, Dave Krahl, Joy Barrett, Vivi Kempf

Welcome new members:

Dave Krahl and Cindy Hickson (board members)

Vivi Kempf (Sec)

Election of Officers:

- President: Jacquie Houston, nominated by Ryan Andrews,
- seconded by Steve Moorman
- Vice President: Ryan Andrews, nominated by Steve Moorman
- seconded by Jacquie Houston
- Secretary: Vivi Kempf, nominated by Cindy Hickson
- seconded by Steve Moorman
- Treasurer: Joy Barrett, nominated by Cindy Hickson
- seconded by Steve Moorman
- All nominations were unanimous.
- Jacquie asked for volunteers to cover certain aspects of the Board's responsibilities, rather than everything falling to the President.

Website: Cindy Hickson will take over handling the website from John Hickson. When posting the Annual Meeting Minutes, she was asked to include the diagrams for the syphoning system presented by Bob Synk.

Also, an updated directory will be emailed to all homeowners who have submitted their email addresses. Those who do not have e-mails will have a directory hand delivered to their homes. Jacquie needs the corrections collected at the meeting to update the distribution list

Landscaping and Lawn maintenance:

- Dave Krahl agreed to oversee this area with help from Ryan.
- Discussion continued on the front entrance and it was agreed to let College Pro continue with the watering as long as the plants were under warranty. Replacement of plants will probably not occur until spring due to drought conditions. It was unknown by board members how long the contract extends with College Pro. Members discussed opening bids to other landscaping companies and compare their prices to College Pro's to see if costs can be reduced. Dave Krahl will take over collecting the bids for the job, which include mowing the front entrance, front fence line, the dam and maintaining the irrigation system.
- The pinestraw was provided and spread by Piedmont Landscaping.

The Lake:

- The overflow pipe was found to be in poor condition and the city may replace the pipe to establish structural integrity. Information on the extent of their involvement in lake repair is pending at this time. Dave Krahl would like a new lake committee formed now but Jacquie Houston suggested we wait until we hear from the county first. All members agreed.
- Sharyn Dickerson mentioned that the county may be able to collect the overage on the dam fix by adding the amount divided between all owners to each homeowner's taxes over a 3 year period.

Minutes of the October board meeting were approved.

Treasurer's Report: (see Joy's corrections)

Annual Dues: Joy Barrett suggested that when the dues need to be raised, the board will decide when, and the amount and then present it to the neighborhood. Sharon Dickerson said thePrevious balance: \$10, 788.33

....Deposits: 0

....Withdrawals: \$699.24 (water:\$258.22; taxes:\$362.72; GA power: \$23.30)

....Ending balance: \$10, 142.37

Joy Barrett requested hosting fee for the website plus any other receipts to be turned in by the end of the month.

Neighborhood concerns:

- ***** property was up for auction due to non-payment of taxes. No results were known to date.
- Beavers: Jacquie Houston met with Wildlife Removal Co who found no evidence of beavers. They would set up traps for 2 weeks, check them and then extend x 1 more week. Their fee would be \$425 per area. Another meeting was held with Wildlife Services. They walked the entire lake area, found no dams but evidence that beavers had been around. They suggested that wrapping the lower part of trees with hardware cloth would deter the beavers. Their charge would be \$800 for the entire lake area. It was decided by the board to wait until there was hard evidence of beavers before action would be taken. An email will be sent to homeowners explaining the situation.
- Violations:
- *****: A letter was read from past president, Cecil Wimbs, explaining notification he had received from ***** detailing their plans to improve the condition of their lot. Plans would include fixing the fence and the shed, clearing the overgrowth and using Round-up to kill weeds. Steve Moorman suggested a follow-up letter asking the ***** to submit an update with definitive plans due to the fact there are new members on the board. Jacquie Houston will contact them via e-mail asking them to reiterate the plans along with a date of completion. They will also be asked to acknowledge the receipt of that e-mail to prevent a registered letter from being sent. All board members agreed they do not want to involve the services of an attorney.
- *****: It was noted that the homeowner is attempting to improve his yard, although at a slow pace. No further correspondence at this time.
- *****: No action has been taken regarding the motorhome by the homeowner. A meeting will be scheduled in the near future between the homeowner and 2-3 board members to resolve the issue.
- *****: Homeowner has not responded by the due date (10/28/16) with plans for a 2 car garage. Fines will be assessed @ \$25/ month beginning 6/16. (Check for the amount due will be sent to Joy Barrett made out to SCFHOA) Ryan will draft a letter to be sent along with a bill for the amount due. If no response, a registered letter will be sent. If no response, an attorney will be involved.

Beautification Committee:

Kay Curry volunteered as the coordinator, along with Evelyn Boynton, Elaine Synk and Vivi Kempf. They will meet 11/17 at the front entrance to discuss Christmas decorations. All new decorations need to be purchased this year with a \$500 budget.

New Business: Cindy said she thought there is a county ordinance that all political signs need to be removed from lawns within 72 hours after an election.

Next Meeting: 12/21/16 at Jacquie Houston's home starting at 6:30 followed by a Christmas party for all board members and spouses. It was agreed that recent past board members, the Hospitality and Beautification will also be invited.