

December 2016 Meeting Minutes

Shoal Creek Farms Homeowners Association Board Meeting

The meeting was held on December 21, 2016 from 6:30 to 7:30 at the home of Jacquie Houston. Attendees: Jacquie Houston, Ryan Andrews, Dave Krahl, Steve Moorman, Cindy Hickson, Joy Barrett. Vivi Kempf arrived after the meeting started.

Minutes:

The minutes were not presented tonight due to the late arrival of the secretary.

Treasurers Report:

- As of November 1st, the balance was \$10,142.37.
- November 30th, the ending balance was \$9,262.00
- The Beautification Committee chairwoman, Kay Curry, spent #350.00 on
- Christmas decorations for the front entrance. Not all were used this
- year and the remainder were placed in storage until the next year. Kay
- gave all receipts to Joy Barrett who said the check had not cleared by the
- meeting date. Joy asked for any other outstanding receipts that had yet
- to be turned in.
- Cindy Hickson will check with NEGIA concerning the #150.00 balance reportedly owed them.

Discussion Items:

1. Blowing of the leaves/grass into the lake by College Pro: Jacquie contacted Clay at College Pro concerning the above issue and noted that continuing this is in violation of ACC code and is detrimental to the health of the lake. Clay responded that he would inform the crew that works in our neighborhood to discontinue the practice.
2. Complaints along with pictures were submitted from 4 homeowners stating that land bordering the lake at 460 Millstone was being cleared by College Pro. College Pro reported that they were removing privet per the homeowners request. Steve will contact the homeowner and discuss this issue. The contract with College Pro is up for renewal 3/17.
3. Sharon Dickerson sent a message to our County Manager, Blaine Williams, requesting the need for information as to Clarke County regulations on land bordering a lake.
4. The problem with our lake is that it is a retention pond; homes and septic tanks were placed too close to the lake plus there is no common area surrounding the lake. All these issues contribute to the lake's health.
5. The board extends its deepest sympathy to the Tyson family on the recent passing of past board member and HOA president, Bobby Tyson, and acknowledges appreciation for all his contributions to the neighborhood.

Old Business:

- *****: A letter with a bill with fines due was sent to Walter Dudley on 12/2/2016 stating he had not submitted plans for a required garage by the date requested. A return letter was received from his son-in-law, Ron, stating that the family plans to put the house up for sale after the 1st of the year. Jacquie responded by wishing them well in their new home but reminding them that they still are to be in compliance with the HOA regulations.
- A letter was sent to the association's attorney asking for advice as to how to proceed from here. {Attorney's response is in Central File}.
- Ideas that were brought up:

- A closing letter that would recognize the fact that fines are due along with non-compliance from the homeowner.
- A special lien would be needed to state the homeowner is non-compliant.
- Check with the county to see if the altered garage is permitted.
- A letter would be sent each month with fines due along with attorney's fees.
- Jacquie and Steve will confer with the attorney after the 1st of the year as to what the cost would be if a lawsuit is filed and what course of action should be taken if there is no response from the homeowner.

***** and ***** appear to be making progress in upgrading their respective properties.

New Business:

450 Millstone has been sold. The new neighbors are Peter Anderson and his wife.

AT&T: The majority of SCF has been converted to Uverse with the exception of Blue Heron Dr which is not presently on the list to receive the upgrade.

Next Meetings: 1/18/17 @ 7:00pm at 225 Blue Heron Dr
2/15/17 @ 7:00pm place to be determined.