

2016 Homeowners Annual Meeting October 23, 2016

SHOAL CREEK FARMS HOMEOWNERS ASSOCIATION ANNUAL MEETING October 23, 2016 - 2pm

Welcome and Introductions: (Jacquie Houston, President)

At 2:40 pm the meeting was called to order.

Introductions of the current board members were made and Cecil Wimbs and John Hickson were thanked for their terms as board members.

New neighbors we introduced:

Lawrence, Roswell JR. and Tionya and Roswell III

Law, Michael and Linda, and Nadia and Kira

Stevens, Dan and Becky

New Directory – after the board meeting an updated directory will be sent out via email. Neighbors are asked to review their information and make corrections at the meeting so an update can be completed..

Reading and approval of the November 15, 2015 Annual Meeting Minutes: (Cindy Hickson, Secretary)

Chris Forstythe motioned that the minutes from November 15, 2015 to be approved and Robert Holden seconded the motion passing the minutes into record.

Treasurer's Report 2016: (Joy Barrett, Treasurer)

The 2016 SCFHOA budget and the 2016 Wall Entrance summary budget were presented.. Both are available upon request.

Hospitality Committee Report: (Jacquie Houston, President)

Members: Janine Durden, Sonja Holden, Teresa Krahl, and Nancy Moorman were introduced and thanked for their service.

Monthly dinners – Nancy has been organizing these on a monthly basis and the entire neighborhood is welcome to join. Invitations are sent out via email.

Bunco Ladies Group is hosted on the second Thursday of each month. The most important part of the get together is comradery and friendships that have been forged.

Cards, meals, etc. are being provided when life events take place throughout the neighborhood. Jacquie has asked that if neighbors hear anything about their fellow neighbors to please share it with the board so we can contribute.

Beautification Committee: (Jacquie Houston, President) Members are needed

Internet Concerns:

Sharyn Dickerson provided an update regarding ATT – budget money has been put into the county budget to determine what our options are. ATT has been working in our neighborhood, but nothing has been announced. Even ATT won't specify if its fiber optic.

John Clenendon – shared his story about ATT, they are now using Hughes Net.
The Law's don't have internet; the Holden's went with Satellite (Dish)

Front Entrance Recap: (Jacquie Houston, President)

- The walls, plantings, etc. were completed in March 2016. The biggest holdup was that we found the structure inside the wall on the left side of the entrance was disintegrated and had to be rebuilt. The plantings – some are not doing so well due to heat, etc. The plants are under warranty and plants will be replaced once the weather conditions are favorable. Could even be next spring.
- Harry Dailey – mentioned communication regarding the wall was frustrating so folks didn't understand why things went so slowly. The membership pointed out that the Board minutes were posted on the website and details concerning the wall were communicated through special called association meetings. Jacquie promised to do better with future communications.
- Thanks to David Barrett for fixing the rutting problem at the Entrance.

Lake and Dam Concerns: (Bob Synk and Jacquie Houston presented)

- Bob provided a full report. He has been involved with the lake since 2006 and was also on the lake committee a few years ago.
- This past spring, a meeting was held with the county – highlights were presented:
- County jurisdiction only covers a 50 ft. span from for the length of the dam, 25' each side from the center of the road.
- The dam spans about 100 ft. (pipe end to end), and the pipe itself has reached the end of its useful life. It hasn't failed, but needs to be replaced and the county agrees with the assessment. However since the county boundary doesn't cover the entire dam area, the neighborhood will need to pay for the difference.
- Bob presented two methods could be used to replace the pipe – the county would use a concrete pipe which means draining the lake, rebuilding the dam and then waiting for the lake to refill.
- Another option is to use a syphon system. This was presented to the county and they are now evaluating this approach to determine the feasibility, cost and function. We should know something by the end of the year. The life of the syphon system is approximately 30 years, but it is easier to replace and much easier to maintain.
- Tammy Dailey suggested that these plans could be put onto the website. Jacquie agreed.
- Stormwater drainage – Bob also discussed Stormwater drainage and that the state requires a 25' easement, but that Athens Clarke requires a 75' easement. Permits are required before anything can be done.
- Water quality was discussed - it's not great but not the worst.
- Rip Wrap is still an option that could be provided by the county throughout the streams that feed the lake, but all the homeowners along the lake would have to agree. The county also said that natural vegetation and plants were the preferred route to use to alleviate runoff and to control silt.
- Jacquie mentioned that although many of us aren't on the lake, we are all responsible for what goes into the streams, etc. that feed into the lake.
- Hank Joiner – if the lake is drained can we spread the silt around vs. digging it out?
- Tammy Dailey– this needs to be addressed ASAP. Jacquie has written a letter to put the neighborhood on a storm water request. Waiting to see if we can be funded. If approved for funding, we will receive a cost and statement of work. We are responsible for the rest of the bill beyond what the county would pay for.
- All homeowners need to buy into this before any action can be taken.
- Do we need a new lake committee?? Jacquie – agreed to forming a new committee.

Wildlife Concerns

Beavers: Beavers have been spotted once again along the lake. In order to trap, all lake property owners have to agree to allow a trapper on their property. Next steps – the Board will obtain estimates for trapping. Hank Joiner

suggested that lake lot owners could install water level fences along the shore to prevent damage.

Coyotes: Per the county Department of Wildlife, the best way to move coyotes from the neighborhood is to harass them with loud noises, disturbing their bedding and dens, but most importantly is to remove any garbage, pet food, small animals, etc. from their reach so our neighborhood is less of a target.

Armadillo: If you have armadillo on your property, please reach out to Jack and Kay Curry for information regarding traps and trapping.

Approval of the 2017 budget: (Joy Barrett, Treasurer)

- Gary McMillian proposed to accept the budget. Bobby Tyson seconded the motion. The budget was approved by quorum vote of 17 to approve the budget and 3 to reject.
- Several suggestions were made from the floor during the budget discussion in regards to building up reserve funds for projects such as the lake, etc.
- Harry – suggested an increase in dues ahead of time and made a motion to increase the dues. Since the budget was approved as it stands for 2017, this will be considered for the 2018 calendar year.
- Warren Flick stated that the board could also create a special fund. Cecil Wimbs disagreed, stating that there is nothing in the covenants or bylaws that allow the current board to tie the hands of future boards with money assigned to current projects.
- Jacquie Houston will review the covenants for a special assessment, special project fund, etc. to see how this could be handled.

Election of new officers:

Call for nominations from the floor – no nominations from the floor

Candidates presented themselves and are as follows:

Warren Flick

Cindy Hickson

David Krahl

Election Results:

Cindy Hickson – Director

Dave Krahl - Director

Robert Holden moved to accept the election results, Phil Durden seconded the motion. Quorum was reached on the election results.

Misc Discussion Items:

[List serve – shoalcreekfarms@googlegroups.com](mailto:shoalcreekfarms@googlegroups.com)

Sharyl Dickerson, County Commissioner, gave a county update on roadways and projects. If you'd like specific details, please reach out to her directly.

Adjournment of the Annual SCFHOA Meeting:

Sharyn Dickerson made a motion to adjourn the meeting and Gary McMillian seconded the motion and the meeting was adjourned.