

January 2017 Meeting Minutes

SCFHOA January Board Meeting

The January meeting of the SCFHOA was held on 1/19/2017 at 225 Blue Heron Dr from 7:00pm to 9:30pm.

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

Also present for the first part of the meeting was David Ellison, attorney for Shoal Creek Farms, who discussed and answered questions on the course of action to be taken regarding the non-compliance of garage requirements of *****. Mr. Ellison was informed of the check for \$225 that was recently received from the homeowner for fines due through March 2017. (That check was deposited with an explanation sent to ***** as to the overpayment). Also discussed was what would happen in the event the house was sold without the required garage; would the new owners be liable for constructing one; how would that effect our covenants for future issues.

According to David Ellison, the HOA cannot enforce a garage on the new owners if they are not aware of the situation upon purchase. Since the association has been pursuing this issue for a number of years that should negate any arguments in the future as to compliance with the covenants.

The decision was made for a letter to be sent to the ***** household on the attorney's letterhead, drafting a complaint stating the homeowner is still in default. If there is no response, a lawsuit will be filed against the ***** along with a Lis Pendens against the property. This would provide notice to the prospective buyers that the ***** are not in compliance and the purchaser would be acquiring the property subject to the Association's right to require a garage.

All board members agreed that this is the best course of action to be taken to ensure we can enforce the covenants in the future. The last letter sent to the ***** household from the HOA advised them that they would be responsible for any legal fees.

Minutes:

The November and December minutes were approved by Ryan Andrews and seconded by Cindy Hickson. They will be available on the website.

Treasurer's Report:

The Treasurer's 2016 end of year report was presented with an ending balance of \$8046.67. The budget for 2017 was set at \$20,580.

Dues: The board agreed the decision to raise the annual dues should be made by the board and will not be left open to the floor. Bills for the annual dues will be sent out next week with the homeowner given 60 days to pay before a late fee is added.

Directory: Included with the bill for annual dues will be the current directory .

Lake:

Presently Athens-Clarke County is still investigating different options concerning repair of our lake and dam, one of those being the siphoning system. They have said they will inform the Board president of their conclusions soon. An informational handout from ACC with maintenance requirements for lake, stream and watershed properties will be sent to all property owners. This will also be included in the annual dues envelope.

Landscaping: Dave Krahl will be contacting other companies along with College Pro to submit bids for lawn maintenance of the entrance, Morton Road area and the lake area to ensure the best rate for this service.

Old Business:

- ***** property: has not sold
- ***** Property: Although the area looks cleaner, an email will be sent to the homeowners asking that future plans be submitted since new members of the board are unaware of past dealings.
- ***** property: No action taken so far. Jacquie and 1 other board member will contact the homeowner re: the RV parked in view of the road.
- ***** property: The homeowner is slowly improving his yard. A letter will be sent thanking him for work done with a reminder of the need for continued clearing and repair of the fence bordering his property.
- Complaints are still being received concerning the clearing of a Millstone Circle property on the lake. This has been investigated and found that there is no evidence of land clearing, only blowing of leaves.

Neighborhood Concerns:

- ***** property: a letter will be sent to the homeowner concerning the green dumpster that has been in his driveway for approximately 1 year.
- ***** property: a letter will be sent to the homeowner requesting cutting or removal of trees in his front yard that border the road causing a decrease in visibility for both drivers and walkers.
- Dave Krahl asked that pressure continue on internet improvement throughout the entire neighborhood and not end with increased service for just some homes.

Next meetings:

2/16/2017 at 7:00pm Dave Krahl's home

3/23/2017 at 7:00pm Cindy Hickson's home