

February Meeting Minutes

SCFHOA BOARD MEETING

February 16, 2017

6:00pm to 9:30pm

The February board meeting of the SCFHOA was held on 2/16/17 at 200 Blue Heron Dr from 6pm to 9:30pm.

All board members were present along with 2 guests: Sharyn Dickerson, District 1 Commissioner and Bob Synk, chairman of the past Lake Committee and representatives from ACC Department of Public Works, Rani Katreeb and Drew Raessler, and Carter Engineering Consultants.

The first 90 minutes were devoted to a presentation concerning repair of the dam. Six options were given along with a summary of each concept. (See summary sheet on file). Of those 6 concepts, ACC recommends #1 that utilizes a siphoning system and which requires maintenance (\$400/year), utility relocation, partial draining of the lake and roadway work. The cost would be \$45,354.73 to the neighborhood with each lot owner responsible for approximately \$567.00.

If this is agreed upon by the Homeowners Association, a Memorandum of Agreement (MOA) will be executed. From there it will go before the Mayor and Commission for a vote. The time frame for this would be approximately 2 months. If approved, the design will be bid out to contractors. This would be approximately a one year process with construction taking about 2 months.

It was recommended that the sediment in the lake be addressed at the same time the dam is being repaired.

ACC will send all previous information on the lake, dam and areas of sediment to the board president. They will also give different options for funding the dam repair with a "not to exceed" number.

The regular monthly meeting began immediately after the dam presentation with all board members present.

Discussion on the dam repair continued and all agreed that a neighborhood meeting is needed soon to present this information to the homeowners. Education will be needed so all homeowners understand the importance and value of maintaining the lake. One idea was to have a realtor present to let the homeowners know that the lake adds value to the entire neighborhood and not just the homes surrounding the lake. All board members agreed that if an assessment is added to our taxes and spread over a number of years, there may be a more positive response to the proposal. A question was raised as to neighborhood liability if the dam should fail and no action was taken by the association.

MINUTES:

The January minutes were approved by Jacquie Houston and seconded by Cindy Hickson.

TREASURERS REPORT:

The balance as of 1/31/17 was \$7891.04. There was a deposit of \$225.00 from fines paid by ***** . ACC did not respond to the treasurer's request concerning the high water bill that was received last month.

Dues paid to date: \$5000.00 deposited with 2 lots owners declining, relinquishing their vote (Flowers + Anthony).

CONCERNS:

Joy reported her husband, David, said the ruts in the front entrance grass area need to be addressed and he personally will take care of it.

A white car was spotted parked in front of a home on Blue Heron Dr. for several hours last week. Police were called and after investigating, found no suspicion of foul play. Jacquie Houston informed the neighborhood, requesting all to be alert of any strange activity.

Hank Joiner called to say the RV parked in his driveway will be moved shortly. It was recently purchased and he needs time to clean it.

HOSPITALITY:

Two sympathy cards were sent out this month... Vicki Robinson on the passing of her husband and Jeannie Goodwin on the passing of her mother. Get well cards were sent to Gary McMullin, Dennis Rice and Bob Synk.

The monthly dinners will resume in February.

LANDSCAPING:

Dave Krahl reported he met with College Pro recently. He found out that the contract with the company does not include taking care of the trees behind the wall and chemically treating the grass. (This may be contracted out because a King Chemical sign has been seen placed on the grass) College Pro was told they will need to rebid if they want to get the contract renewed.

Piedmont Landscaping says they have never provided chemicals or pinestraw, although the treasures states she has received bills from them. Their bid came within \$10 of College Pro.

Pruitt: bid was \$350.00

Grounds Guys: no response

Dave plans for the contract to include irrigation, mowing and chemicals. The next step will be to get references and making sure the company is bonded, insured and licensed. Plans are to be completed for a board vote by the end of the month.

OLD BUSINESS:

**** has submitted plans for the garage to be built on the property and he has a contractor line up. The Board will wait approximately 1 week before requiring a start date from the ****. Plans are approved for 1 year and the garage must be completed within 6 months of approval. A letter stating that fact along with a refund check for overpayment will be sent to them. A copy of approval for the garage plans will be sent to the association's attorney.

***: No response from the homeowner but the RV is no longer parked in the yard.

***: She says she plans to repair the fence that needs repairing and remove the one on Morton Rd.

****: no response from the homeowner. The fence has not yet been repaired.

****: the dumpster has been removed.

****: cutting of the bushes that were obstructing the view is evident and offers some slight improvement

ATT: calls are still being made by neighbors who still do not have internet

NEW BUSINESS:

Coyote activity has seemed to increase especially behind the Krahl's home.

Next Meeting: 3/23/17 at Cindy Hickson's home