

March 2017 Meeting Minutes

The March meeting of the SCFHOA Board was held on March 23, 2017 at the home of Cindy Hickson from 7:00pm to 9:00pm.

All board members were present along with Bob Synk, chairman of the past Lake Committee to assist in determining how to present the dam repair options available to the homeowners.

It was emphasized at this meeting focus will be on dam repair to preserve the lake and road, and not on the condition of the lake itself, which will be addressed at a later date.

The most cost effective option previously presented by the ACC Department of Transportation and Public Works, would be for a siphoning system to be installed requiring partial drainage of the lake. This will insure protection of the road, protection against a 25 year flood with a 50 year life span. Total cost \$118,799.50 of which SCF would be responsible for \$45,342.75. The remainder would be covered by the Stormwater Utility fees.

Payment Options:

- A. HOA collects money
 - \$638.63 from each household
 - paid at the time the Memorandum of Agreement is signed (J/JL 2017)
 - approval required by the mayor and commissioners
 - work would start in 2018

- B. SCIAA
 - payment due over 4 years included in property taxes
 - requires 65% support of the neighborhood
 - 4 more lot owners would be added
 - \$4917.85 interest would be charged plus \$2267.14 in fees
 - total cost per lot owner \$700.37 (additional \$61.74 per owner)
 - SCIAA presented with the MOA for approval by the mayor and commissioners.

Board Members Concerns:

- If SCC has our check and approval by the mayor and commissioners is denied, would the full amount be returned?
- Can SCF hold the money and distribute it when the work commences?
- Can the amount per household be rounded off as a cushion to cover all costs?
- Can other arrangements with the county be made?

The city says the dam needs to be repaired soon. If the dam goes, the lake goes along with the road, causing fees and fines to be assessed. All board members agreed we must present the dam repair to the homeowners and move forward on repairs. Bob Synk suggested informational meetings made up of small groups of homeowners be held over the next few weeks. A power point presentation will be included to insure all homeowners receive the same information along with time for a question and answer period. A planning meeting will be held this Sunday (3/26/17) and emails will be sent out soon to inform home and lot owners of the meetings. All board members are encouraged to attend all meetings.

A suggestion was made to have Drew Raessler from the Dept of Transportation and Public Works be present to explain the reality of repairing the dam. Also the input from a realtor to explain the value of the lake to the neighborhood may be helpful.

Lake:

Dredging of the entire lake including permits, would cost approximately \$200,000.00 (\$2817 per household). Dredging of the back portion of the lake would be \$50,000.00 (\$704 per homeowner). A Price-per-day with a cap to include dredging, permits, dirt removal is another option. This would be paid directly to the contractor at the time the work is done with the funds collected in 2018.

Improving the areas where the silting is happening along with lake properties following the ACC guidelines for maintenance requirements will help decrease buildup of silt.

This will be presented to the homeowners at a later date. A lake committee will then be formed to include both owners who live on the lake and those who do not.

Minutes:

The February minutes were approved by Dave Khral and seconded by Steve Moorman.

The Treasurers Report:

- As of 2/28/17 the balance was \$12,242.33
- Dues: \$12,000 deposited by 3/24/17
- 49 homeowners have paid and 23 have not.
- Total as of 3/24/17 = \$18926.57

ARC:

- Landscaping plans for the Thompson home have been approved
- Fencing in the backyard of the Tatum home for dog enclosure has been approved

Old Business:

****: It is unknown presently the status of the **** household and plans for construction of a garage. The For Sale sign has been removed but there are no signs of follow through with building the required garage. The board agreed that it is time to check with our attorney to see if the house has been sold and to determine the next step. It may be time to initiate a Lis Pendens with **** responsible for fees incurred.

***: RV is no longer in the yard

****: No further work has been done on her lot to date. She has been asked to move limb debris off the common area. An email will be sent reiterating what needs to be done.

****: No further work has been done to date on the homeowner's property. A letter will be sent to the homeowner.

ATT: Jacquie Houston will talk to Sharyn Dickerson asking her to contact Paul Chambers re: extending quality internet improvement to the entire neighborhood not just to part of the homes. Some homeowners have complained of problems with their bills and poor customer service from ATT.

A big thank you to Dave Krahl for the work he has done in choosing a landscaping company for the neighborhood common areas. College Pro came in with the best price and a contract for the following year has been signed.

New Business:

A complaint was made that College Pro cut limbs off trees by the dam and instead of hauling them away, piled them at the edge of the woods. Dave will follow up with the company.

Next Scheduled Meetings:

- 4/19/17 at Ryan Andrews' home
- 5/18/17 place to be determined
- 6/15/17 place to be determined