

April 2017 Meeting Minutes

The April Meeting of the board was held at Ryan Andrew's home on 4/19/2017 from 7:00pm to 9:00pm

Minutes:

Minor changes were made to the March minutes and were approved by Cindy Hickson and Steve Moorman.

Treasurer's Report:

- Ending balance as of 3/31: \$18,596.82.
- Deposits from dues: \$5300.00
- Total dues collected were \$17,300, which included late fees from 2 homeowners. To date, 2 homeowners have not paid. It was determined that the \$25 late fee would be assessed each month rather than a 1 time fee. Joy will send an email to the 2 who have not paid by 5/1/17 informing them of monies due.
- The treasurer also reincorporated the association for another year.

Concerns:

Lake... Linda Law posted on Facebook a video of rainwater gushing through her yard during last week's heavy rain. She also complains of leaves, sticks and debris now in her yard and the lake.

Old Business:

Dam Rehab project: All board members agreed that the meeting went well with many positive comments. Those HO who attended the 1st meeting were sent by email, the petition to be signed, witnessed, their approval/ non approval checked and returned asap to the board president or secretary. The second meeting will be held on Sunday 4/23 at 3:00pm in the barn. Board members will contact in person those who have not attended either meeting. Forty nine homeowners are needed for passage, with 28 already agreeing.

****: A letter was received from David Ellison in response to the lawsuit to be filed against **** for non-compliance with covenants. (see letter in file) **** claims he never got approval from the ARC for the garage plans he submitted. He also claims the SCF fence on Morton Road is on his property.

Through research, it was discovered that the developer put the fence on both private and public land. February 2012 board meeting notes states that the president at that time told the two landowners (**** and ***) that they would be responsible for upkeep of the fence. Both declined. The HOA president asked if SCF could take over maintaining the fence and permission was granted by both. This was a verbal agreement in good faith and noted in the minutes. Cecil Wimbs will try to contact the developer (Carlton North) to get his input on the fence line. All board members agreed that it would be best to work with ****'s attorney to try to avoid a lawsuit.

AT+T: Dave spoke to Paul Chambers from ACC and was not hopeful in getting assistance for billing issues with the company. Steve suggested we go to the commission and report we are still having problems. Dave suggested when talking to the AT+T reps re: speed of your computer to use "ATT speed test" which may help.

****: Nothing has been done to improve the lot or the fence recently. One more email will be sent before a fine will be assessed.

****: A certified letter will be sent since **** has not responded to emails stating he needs to clean the area inside and outside his fence which is now growing over the drain.

New Business:

It was suggested that the neighborhood hold a lake clean-up day to remove leaves and debris that are clogging the back area of the lake. No date was set at meeting time.

Two trees on the dam need to be removed due to fear the root system will harm the dam. Dave will check into getting bids for the work.

Next Meeting:

- 5/24/17 at the home of Vivi Kempf
- 6/15/17 at Dave Krahl's home