

May 2017 Meeting Minutes

The May Board meeting was held on 5/24/17 at Vivi Kempf's home from 7:00pm to 9:00pm. Present were Jacquie Houston, Steve Moorman, Cindy Hickson, Dave Krahl and Vivi Kempf.

MINUTES:

The minutes from the April meeting along with the minutes from the 2 neighborhood meetings concerning the dam repair were approved by Cindy Hickson and Jacquie Houston.

TREASURER'S REPORT:

This report had earlier been emailed to board members due to the absence of the treasurer. Balance as of 4/30/17= \$23,640.57. An additional deposit of \$275 was made after the end of last month. All annual dues had been collected with 1 exception. That home is currently in foreclosure so payment of dues will not be pursued at this time.

OLD BUSINESS:

Dam rehab project neighborhood wide meetings:

- There were 28 homeowners present at the first meeting and 6 HO present for the second meeting. All board members agreed that these meetings were a success in explaining the process of repair of the dam and the procedures that must be followed. One on one meetings presenting the petitions to neighbors have been successful also.
- There are 81 lots in the neighborhood. 65% or 55.23 signed petitions are needed to proceed with the plan and to date there are 57 homeowner signatures. Emails have been sent to those who have not attended any meetings but only 1 response was returned. Board members will continue to attempt to contact HO who have not yet signed the petition to see if the # can be increased to 60. (ACC Attorney says homeowners who own multiple lots cannot consider them one lot due to the fact that they can sell one of their lots in the future while benefiting from the dam improvement. Each lot that is taxed will be billed as 1 lot.)
- The board will check to see if the agenda and/or voting meetings held by the mayor and commissioners concerning our dam project are open and if so, can some board members/property owners attend.
- Jacquie will contact Drew Raessler to let him know we have the required # of signatures needed to proceed with presenting the petitions to the mayor.

**** property:

- David Ellison will take over all correspondence with ****'s attorney, rather than the board attempting to work with him. *** has recently contacted the ACC Police Department wanting to take criminal action against the board president and/or whoever on the board removed the survey flags from the Morton Road side of his property. It was determined that this is a civil case rather than criminal. This information was sent to our attorney who pulled up plats for that property from 1995 and 2008. He compared them to ****'s recent plat that he submitted to his lawyer. There is a discrepancy between the older 2 plats and the 2017 plat. The recent one shows a bowed out area which *** claims shows that the fence is on his property. This fence was placed by Carlton North, developer of SCF, just inside the right of way.
- No evidence was found to date that ****'s plat was registered with ACC.
- The board agreed that they would consent to let *** revert the bedroom back to the original garage but he would need to submit plans for approval, the contractor's name, date for work to start and appropriate permits.

Street Signs:

The board president received a call from Steve Decker, ACC Traffic Engineer, who informed her that the neighborhood street signs were not up to code. All stop signs must be 7 feet from the ground and all street signs need to be 9 inches in width. Cecil Wimbs, former board president, was questioned by the president and he will follow up with the company that installed the signs to see if there is a way to extend the poles to the required height.

He also checked with surrounding neighborhoods and found they are also in non-compliance with regulations on height and size. The board will await further action from the county.

Dam Tree Removal:

- *A Cut Above* has been contracted and will remove the trees on the dam the 1st of June.
- It was mentioned that the Synk and Dickerson properties include most of the dam area. The board suggested it would be wise to obtain in writing that those two areas be deeded to the HOA to prevent any future problems.

Homeowner Diane Kroll will be sent an email asking her to remind College Pro that clippings, limbs etc. from her yard cannot be dumped behind the dam.

VIOLATIONS:

- ****: He appears to be gradually improving his property so the board agreed not to pursue any action at this time.
- ****: She needs to be reminded to remove the deteriorating fence along her property. A meeting between the homeowner and some board members may be needed.

NEW BUSINESS:

240 Millstone has new owners. The Hospitality Committee will welcome them to the neighborhood shortly.

Pinestraw: College Pro placed 90 bales of pinestraw on the entrance which did not cover the area agreed upon. Dave Krahl had previously walked the area with a College Pro employee, pointing what needed to be covered. College Pro stated 60 more bales were needed at an additional cost of \$315.00. Dave sent an email to the owner (Matt) questioning the confusion. The board suggested asking the landscaping company to split the additional amount with SCF which was mutually agreed upon. The budget will need to be adjusted next year to consider this added expense.

Next Meeting:

6/15/17 @ Cindy Hickson's home

7/27/17 @ Dave Krahl's home