

**SHOAL CREEK FARMS
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
October 22, 2017**

The annual SCFHOA meeting was called to order at 3:25pm by Jacquie Houston, President.

Welcome and Introductions:

Jacquie introduced the current board along with the responsibilities of each board member. Steve Moorman and Ryan Andrews were thanked for their service on the board over the past few years.

Cindy Hickson asked if anyone could lend her a MAC computer so she could finish our neighborhood website. Gary McMullen agreed to lend his.

Jacquie gave an overall view of what the board has accomplished over the past year, including a decrease in our water bill, updating our insurance policy and a reimbursement of legal fees.

New Neighbors:

- Gayle and Ruddy Chimo 245 Millstone Circle
- Chris and Dick Dovorany 469 Millstone Circle
- Denise and Ron Sims 355 Millstone Circle
- Warner family 250 Blue Heron Drive

Commissioner Update:

Sharyn Dickerson gave an update on what is happening on the eastside of ACC. This included the upcoming election, a grant for increased airline service, the Firefly Trail and improvement of the Lexington Road corridor.

Approval of the 10/23/2016 Minutes:

The minutes were read by the secretary, Vivi Kempf. There were no changes or corrections and a motion was made to accept by Jacquie Houston and Bob Reinert. Unanimous approval by all present and the minutes were passed into record.

Treasurer's Report 2017:

Joy Barrett, Treasurer, gave copies of the 2017 budget to all homeowners present. (See file). Phil Durden questioned the high water bill for July and Joy explained this was a water company error and a refund check would be sent to the association.

The budget for 2017 was pretty much on target, with the cost of liability insurance the only item over budget. This increase will be reflected in next year's budget. There is an increase in the total ending balance due to a reimbursement of \$2878.63 in legal fees.

The 2017 budget was accepted by Asa Boynton and seconded by Steve Moorman with unanimous approval by all present.

Hospitality Committee:

Committee members were introduced by Jacquie Houston: Janine Durden, Nancy Moorman, Teresa Krahl and Sonja Holden. Responsibilities include visiting new neighbors, sending cards and assisting neighbors in time of need.

The Monthly Dinners are ongoing and all are invited. Information will be sent by email.

Ladies Night, formally known as Bunco, meets the second Thursday of the month, hosted by each neighbor. All women in the neighborhood are invited. Please contact Joy Barrett if you are interested.

Beautification Committee:

Kay Curry thanked all those who helped her decorate the entrance this year. Volunteers are needed to coordinate and assist for the coming season. Please contact Jacquie if you can help.

Dam Rehabilitation:

Jacquie presented information on the rehab of our dam. There was an 85% approval of the SCIA from the homeowners. This was presented to Athens Clarke County Commission and was passed on 9/5/17. As a result, on every home and lot owners taxes for 2018, there will be an extra line item for approximately \$175.00 due to cover our portion of the dam. This will continue for 4 years. A MOA was signed by the president and secretary of the HOA stating the amount charged by the county cannot be changed. Jacquie stated she appreciates all the support she has been given throughout this process. An update as of 10/17/17, the Department of Public Works has issued a go-ahead to Carter Engineering Consultants for design services to include spillway systems, site work, etc. The predicted date for work to start is Spring of 2018.

Lake Concerns and Committee:

This was presented by Bob Synk and Jacquie Houston. The dam and lake are 2 different issues with the lake being the financial responsibility of the HOA. The question is how much neighbors are willing to pay to rehabilitate the lake. Jacquie pointed out the lake is an asset to the entire neighborhood and to keep it in good standing is an advantage to all. An estimate of \$500,000 was given to dredge the lake. She charged the Lake Committee to go ahead and start meeting. Committee members are: Bob Synk, Tammy Daily, Chris Gazley and Asa Boynton.

Statements/Questions/Suggestions from the floor:

- Diane Kohl asked if there were any other options than the \$500,000 estimate
- Cindy Hickson asked if the lake is lowered by the county, wouldn't that be a good opportunity to work on the lake?
- Bob Reinert noted that the lake will need to be restocked after lowering.
- Bob Synk said the water quality needs to be checked, which will be done by UGA water testing program and the level of the lake needs to be measured. He also said what needs to be addressed is where the silt originates.
- Harry Dailey stated the lake will not go dry due to the streams that feed it.
- Sharyn Dickerson said preventive measures need to be taken so the lake will not fill up again. The county does not assist in rip-wrap since this is not a storm water issue.
- Sonja Holden suggested no one plant plants until a plan is made for the entire lake area.
- Jacquie asked Bob to check what plants would be best to plant along the lake. Jacquie asked everyone who uses a landscape company to make them aware not to blow/dump grass clippings, leaves or branches in the lake.
- There is no date set for the engineering kickoff meeting but it was suggested someone from the neighborhood attend.
- Jacquie emphasized everyone be aware there will be an assessment in the future for the lake.

Approval of the 2018 Budget:

Presented by Joy Barrett. The numbers for the 2017 budget were used for 2018. All homeowners present were given copies for their inspection.

Clarifications:

- legal fees had an increase over the last few years and since no expenses are anticipated this year, the amount allotted was decreased by \$1000.
- property taxes have decreased due to an overcharge on common land in Shoal Creek Farms.
- slight increase in the beautification budget due to the need for more Christmas decorations this year.
- liability and property insurance will increase by \$300.
- The total budget = \$19880.00

- Homeowner dues = \$17750.00 (\$250 x 71)
- Balance on hand = \$16438.51
- Motion to accept the 2018 budget; Cecil Wimbs, seconded by Asa Boynton.

Comments/Suggestions from the floor:

- Harry Dailey proposed raising the dues \$100 with Gary McMullin agreeing.
- Sharyn Dickerson feels there is no need to raise the dues now but to wait to see if there is a need later.
- Cecil Wimbs is in favor of raising dues only if there is a need.
- Robert Holden pointed out that this is a deficit budget.
- Phil Durden suggested adding an amendment to Harry's proposal by raising the dues to \$280.00 per household to make the budget balance. Harry agreed; seconded by Steve Moorman
- Chris Gazley did not want the dues raised.
- Bob Synk noted there will be extraordinary expenses due to the lake, such as \$800.00 to test the water. He said the board cannot do a special assessment every time it needs money. He suggested seeking a balanced budget then refund any money later. Joy Barrett questioned what the overall impact would be on expenses if refund checks had to be sent.
- Jack Houston said the budget surplus should be used before raising the dues.
- Phil Durden suggested taking the excess and commit it to a project.
- Tammy Daily agreed with Bob Synk in case the county comes and wants money for the lake.

Voting:

1. Raise the dues to \$280/yr (YES=11; NO=14)
2. Keeping dues as it with a future assessment (YES=20; NO=2)

Jacquie stated that the board discussed a dues increase but did not feel it was pertinent to raise the dues next year when we may have an assessment for the lake project.

Other Business:

- John Clendenin inquired if College Pro will replace the poor looking plants at the entrance. Jacquie said the plants that needed replacing were replaced.
- Dave Krahl is still in discussion with College Pro concerning the tree at the entrance that fell during the last hurricane. The board feels it was not healthy and hadn't been for a while but College Pro feels it was knocked over by wind.

Election of Officers:

Candidates:

- Asa Boynton
- Vicki Robinson
- Tammy Daily

Ballots were counted by the secretary and treasurer, supervised by Sonja Holden.

New Officers elected:

- Asa Boynton
- Vicki Robinson

Meeting was adjourned at 5:30pm