

SHOAL CREEK FARMS MARCH 2018 BOARD MEETING

The March 2018 Board of Directors Meeting was held on 3/29/18 at the home of Vicki Robinson from 7:00 to 10:00pm.

Present: Jacquie Houston, Cindy Hickson, Asa Boynton, Vicki Robinson, Steve Moorman, Vivi Kempf

Absent: Joy Barrett, David Barrett

Also present were Bob Synk and Chris Gazlay representing the Lake Committee

Jacquie welcomed Steve Moorman, a returning board member and David Barrett, director of landscaping. She also thanked members of the lake committee for serving in researching options for the lake repair.

The first part of the meeting was a question and answer period regarding the lake. (See Lake Report on file)

Question: What if a homeowner refuses to pay?

Answer: A meeting will be held and a majority of the HOs would need to agree to a future assessment for the lake repair. All HOs would then be required to pay that amount.

The problems seen with the lake work would be cost, truck traffic on the roads, and yard damage. "Cut and Fill" would be the most detrimental to the environment. If the project is delayed, the costs would increase from the present estimates. A neighborhood meeting would need to take place to explain the issues to all homeowners. Education is crucial.

Question: Can the forebay be put on another part of the stream to decrease costs?

Answer: "Perhaps". Getting easement rights for this may be difficult.

Bob spoke to an Athens bank and the HOA may be able to secure a loan for the lake work. It was agreed that it is important for each lake and stream front resident to establish and maintain the riparian barriers required by the county. Whatever is done will not last unless HOs bring their yards to compliance.

Question: How will this be enforced?

Answer: The County will inspect, enforce and fine the HO if they fail to comply. Bob will look into dredging and using that dirt for the forebay. Carter Engineering will be consulted for a quote. Also the siphoning system will need some protection around it to prevent damage. One option is a split-rail fence.

The regular monthly meeting began after the departure of the lake committee.

Minutes: The minutes from the February meeting were approved by Cindy and Asa.

Treasurers Report: (This was conducted by conference call) As of 2/28/18, the balance was \$23,996.37. \$6000 in dues was deposited and all expenses were preauthorized. 62 homeowners have paid their dues ; 9 have not paid. A late notice will be sent to those who are delinquent. Joy suggested that next year, giving 30 days instead of 60 for payment to be due. All board members agreed.

Neighborhood Concerns: The lights at the front entrance come on erratically. It may be the timers are out of sync. This will be checked into.

Old Business:

1. Lawn Maintenance and Service: David Barrett received bids from landscapers.
 - a. Andros Landscaping: \$812.50 per month, 2 x mo. pinestraw @6.50 ea

- b. Alvarez Landscaping: \$600 per month, with pinestraw @ 6.25/bale
- c. Dixie Loandscaping: \$525 per month with 150 bales of pinestraw=\$1800/yr
- d. College Pro: \$330 per month. If we choose to go with College Pro, a provision must be put in the contract that grass clippings will not be dumped or blown in the lake.

David will try to negotiate a lower price with Dixie Landscaping. Board members will be notified if there is a change in pricing and then vote.

Armadillos are problem at the lake and there are currently 5 holes on the dam from these creatures. Dam project personnel state that the dam may not hold up if the armadillos continue to make holes there. The board approved to have treatment done for \$200 to eliminate the problem.

2. Homeowner X Property: A registered letter was sent to the Homeowner re: fence repair on 3/2/18 with an estimated delivery date of 3/5/18. The board has received no response from the HO.
3. Deeding of the Dam area to the HOA by the Dickersons has been approved by the board. A survey needs to be done on the area involved.
4. Signposts: Asa has checked other neighborhoods in the county and has found many are not in compliance with ACC regulations. Since there was an official complaint of our signposts, we must act on replacing them or leave ourselves liable for any accidents/injuries that may occur because our poles do not meet current standards. Present poles can have extensions put on to increase the height but the HOA would be responsible for digging up the poles, getting and returning them from the business and redigging them. Jacquie will contact Drew at ACC to see if the county will remove the poles and replace them with no cost to the HOA.
5. Website: Cindy reports the website is up and running and she is waiting for a final price from GoDaddy. She intends to put more pictures on the site. Jacquie requested the ACC limb and leaf pickup info be added to the website.
6. Cracks in the entrance wall: We are currently awaiting Tolbert Masonry to inspect and give an estimate on repairs.
7. Lake Committee Report: After Bob returns further and updated information on the lake repair, a presentation will be put together for the HO.

New Business:

1. Cai Fence: The homeowner will be notified by email of the broken fence at the end of their driveway.
2. Fence Painting: Money has been budgeted for painting of the entrance fence. Vicki will get price quotes from various companies.
3. Items from the floor: Hibaci Grill has been suggested for the next neighborhood dinner.

Next Meeting: 4/19/18 at Cindy's home.