

May 2018 Shoal Creek Farms Board Meeting

The May 2018 Board meeting was held on 5/17/18 at Vivi's home from 7:00pm to 9:00pm

All board members were present.

MINUTES: The minutes from the April meeting had previously been reviewed and were approved by Cindy and Steve.

TREASURER'S REPORT:

...Balance as of 4/30/18 was \$34,128.83.

...Deposit of \$300.00 (\$275 dues and late fee {Tatum}, and \$25 non-compliance fee {Coyne}).

...Two homeowners have not yet paid their annual dues (Watson and Platt)

... A check for \$100 was cashed for minor expenses.

...Tax assessment for our common land is \$362.38

A question was asked: should the Watsons be charged a late fee for non-payment of dues dating back to 2015, even though their home was in foreclosure numerous times during those years? Our attorney will be contacted re: this issue to determine the best way to proceed.

NEIGHBORHOOD CONCERNS: Several lawns in the neighborhood have become overgrown with grasses and weeds. Jacquie will add a notice in the next newsletter addressing this issue. David Barrett will drive around the neighborhood one time a month to check on the upkeep of the landscapes and report his findings to the board before each monthly meeting.

OLD BUSINESS:

1. Lawn Maintenance and Stevens Property: SCF will cut the Stevens front area 7 times a year on the 3rd Friday of each month. The back of the dam will be cut on the 1st Friday of each month. Pine straw will be installed next week. A signed copy of the contract with Dixie Landscaping was handed to Jacquie.
2. Coyne Property: No response from the homeowner and no repair work have been done so far. There was discussion of sending a letter stating legal action may be taken if the homeowner does not comply and she will be responsible for any legal fees.
3. Deeding of the land to the HOA: JoeEd Dickerson gave a copy of the plat to the board of the area to be deeded to the association. A survey will be completed within the next few weeks before the transaction can occur.
4. Signposts: Asa delivered a check to Tucker Ironworks to cover the cost of the signpost extensions with the understanding that we would be responsible for any additional costs should damage occur to the base of the poles.
5. Website: Cindy is waiting for more information from the web designer but states the website should be completed soon.

6. Front Entrance Walls: Tolbert Masonry inspected the walls and stated the small cracks on the top of the wall are superficial but there is one crack on the left where the wall was not replaced that needs a sealant to prevent water damage. After that the walls need to be repainted with a paint that has a sealant in it at approximately \$400.00 each.

All board members agreed to proceed.

7. Fence Painting Bids: Berry Coating @ \$12,549
Student Painters @ \$8722
Fred Huff @ \$6500
Rick Nelson @ \$1800
Ridgeway @ \$4200

The discussion will continue to find out if paint purchase and back of the fence is included in the estimate. A final vote will be conducted via email.

8. Lake/Dam: Temporary Construction Easement papers were signed by the HOA president and secretary. (see copy in files). Brian Kimsey from Carter Engineering sent a cost analysis on the lake fore bay. Permits would cost \$250 X 1 foot length which would come to approximately \$100,000. The best option would be to dredge 5000 square feet of the north end of the lake, placing it around the edges with wiring needed to hold it in place. Permanent access would be needed for biannual cleaning. Presently there is no access. Dredging would be expensive and removing the debris would damage the roadways. Prevention is needed which would maintain and delay filling in of the lake. Property owners need to be responsible for their own area and the entire neighborhood needs to get on board with preventive maintenance, including water drainage from storms that runs through land and into the lake. Athens Clarke County needs to put in concrete culverts to prevent runoff into the lake. A neighborhood meeting is needed to explain costs to all. Cindy is working on a power point presentation.

New Business:

.... Cindy brought one of 3 signs she ordered to be placed in the neighborhood regarding removal of their animal's waste by dog owners rather than leaving it on lawns, roadway or the dam. These will be erected shortly.

....New Neighbors in the Aldrich Home are Jonathan and Ashley Wolfe. They requested approval for a black chain link fence in their backyard to contain their dog. All board members approved.

....The lot on Keystone was sold and a home will be built in the near future.

Next Meeting : 7/19/18 at Asa's home.