

SHOAL CREEK FARMS HOMEOWNERS ASSOCIATION

ANNUAL MEETING OCTOBER 21, 2018

The annual SCF HOA meeting was called to order at 2:20 PM by Jacquie Houston, President.

Welcome and Introductions:

Jacquie Houston introduced the current board: Cindy Hickson, VP; Asa Boynton; Vicki Robinson; Steve Moorman; Janine Durden, Secretary; Joy Barrett, Treasurer

New Neighbors:

Tara and Dale Van Cantfort- 115 Keystone Ct. (Lot Owner)

Jonathon and Ashley Wolfe- 110 Keystone Ct.

Gary Adcox- 380 Millstone Circle

Carter and Shelley Dodd- 545 Millstone Circle

Michael Powell- 255 Blue Heron Drive

Approval of the 10/22/17 Minutes:

The minutes were read by Janine Durden, Secretary. There were no changes or corrections and a motion was made to accept by Steve Moorman and seconded by Bob Reinert. Unanimous approval by all present and the minutes were passed into record.

Treasurer's Report 2018:

Joy Barrett, Treasurer, gave copies of the 2018 budget to all homeowners present. (See file) Points of interest included change from College Pro to Dixie Landscaping for lawn maintenance and landscaping. It was pointed out that the low actual expense for water was due to the sprinklers not working and that after repair to the system in the spring, water usage and expenses are expected to be near projected numbers in 2019. Major expenses for the year include \$800 maintenance for repair of crack and sealant paint on the entrance wall. Actual expenses for 2018 thus far is \$7,111.84

Hospitality Committee Report:

Jacquie Houston explained that the Hospitality Committee and the Beautification Committee were combined. Members were introduced: Janine Durden, Sonja Holden, Teresa Krahl, Nancy Moorman, Evelyn Boynton and Elain Martin Synk. This committee is responsible for welcoming new neighbors and providing assistance with meals for families during times of bereavement or illness. Andy Clendenin, son of John and Ann Clendenin, gave a heartfelt thank you to all that have assisted his parents during their time of need. If you are interested in joining this outreach, contact Cindy Hickson.

Ladies Night (Bunco) meets on the second Thursday of the month for food and fun. All are invited. Contact Joy Barrett if you would like to join.

Contact Cecil Wimbs if you would like to join the men's golf group.

Dam Rehabilitation:

Jacquie Houston thanked Bob Synk and Chris Gazlay for their time and effort on this committee. Chris Gazlay gave the update that Athens-Clarke County has already started collecting funds via SCIA, however the project is currently on hold due to construction bids being too high. All bids were rejected and the bidding process will start over. The new bidding will open with less stringent requirements that will allow for smaller companies to pre-bid, thus hoping for a wider pool of applicants. Bids are expected by mid-November and should be on the agenda for the city council meeting in January. Sharyn Dickerson explained that the MOA must go forward and she will keep us posted on the progress.

Lake Conservation:

Jacquie Houston thanked Bob Synk, Chris Gazlay, and the late Tammy Dailey for their work on this committee. It was explained that the major concern with the lake is silting. There was a meeting regarding the lake held on August 26, 2018, but no agreement was met concerning how to address the issues of the lake. It was decided however that a neighborhood education program would be a good first –step in taking action to prevent further sediment fill-in, control run off and understand what can be done to rehabilitate our stream beds and riparian boards.

Todd Stevenson from the Storm Water Department was invited to attend the annual meeting to make introductions and spoke briefly about what his department could do for SCF. He and his team are available for a neighborhood wide “Storm Water Education” meeting to discuss best practices. This meeting will be scheduled after the holidays. His team is also available for personal consultation for those that would like further education and suggestions as it relates to your own property. If interested, please contact Cindy Hickson to have your name forwarded.

Sharyn Dickerson informed that because the lake is privately held, the county will not help with run-off. This is why prevention is of greatest importance. Jacquie Houston stated that in addition, the lake cannot be sprayed for mosquitos by the county since it is a privately held lake.

Lawn Maintenance with Dixie and Irrigation System:

Joy Barrett reported our lawn maintenance company has changed from College Pro to Dixie. College Pro had not run irrigation system for 2 years. We will wait until spring to test the irrigation to avoid costs incurred from having to winterize the system.

Trash Companies:

Joy Barrett expressed concern about rising cost of trash pickup and asked if anyone would be interested in using Republic Trash Services if we could get a neighborhood rate. Cecil Wimbs warned about the cost involved in cancelling a contract. Steve Moorman added that using a smaller trash bin can be less expensive, but there can still be costs associated with drop off and pick up of trash cans. Sharyn Dickerson stated that Cedar Creek has negotiated rates with multiple vendors. She has volunteered to help look into this issue on behalf of the neighborhood.

Signpost, Entry Walls, Dog Signs, County Leash Laws and Speeding:

Cindy Hickson recapped:

Signposts were increased in height due to being out of compliance with the county.

Entry walls were repainted with sealant paint on both sides of the wall for a more uniform look and to seal the cracks.

Please keep your dogs on a leash and pick up after them.

The speed limit in the neighborhood is 25 mph. Please observe, especially on blind curves.

545 Millstone Circle (Dodd Property) Explanation:

Steve Moorman gave background on Dodd property. All requests for land use by Carter Dodd was presented to the association lawyer to assure that the covenants were being followed. Land use was approved since SCF is zoned AR (Agriculture/Residential). The deer fencing proposal came to the board and it was approved, also. Discussion followed by Cecil Wimbs and Dave Krahl that they felt the board had acted with a liberal interpretation of the covenants and the land use at 545 Millstone Circle doesn't add to the aesthetics of SCF, especially since it is the first house you see coming into the neighborhood. Sharyn Dickerson added that limits are set by the county and restrictions must be followed. Hank Joiner added that the neighborhood might benefit from a garden. Shirley Reinert stated that "isn't our neighborhood name Shoal Creek FARMS?" Jacquie Houston commented that she believes in the long run, the Dodd property would complement our neighborhood, but this is a process that will take time.

Carter Dodd introduced himself and stated he moved in the beginning of October. He met with the Board prior to purchasing the property to discuss his plans. He informed that he will not be operating a business to the public out of his home. He admits the current deer fence is stark, but he envisions future vegetative screening to soften the appearance. He stated he wants to be an asset to the neighborhood and that a sustainable farm is the wave of the future. He predicts that our property values will increase with local agriculture. Carter Dodd assured that he has no livestock planned, perhaps only a few hens, which is currently allowed by Athens-Clarke County.

Denise Johnson asked about plans to camouflage the fence. Carter Dodd stated that he planned to plant a variety of trees and perennial flowers to make the area attractive, but he doesn't want to plant Leland Cypress trees. Cecil Wimbs asked if the cost of painting the fence could be explored. Dianne Kohl asked if there would be sales on the property and Carter Dodd assured there would be no local sales. Joy Barrett reminded all that this is a process and asked that we all be patient while this project is under construction.

Approval of the 2019 Budget and Proposal to Raise Dues:

Jacquie Houston and Joy Barrett discussed the 2019 budget and the importance of making sure our income from annual dues and our estimated expenses balance without the need to dip into our reserves to cover unexpected expenses.

A discussion followed about the importance of having monies in reserve versus needing to levy a special assessment should a large unforeseen expense arise. Dave Krahl asked for clarification on the 2018 budget. Sharyn Dickerson asked if all families in SCF are current in their dues. Joy Barrett stated that there is one family that is delinquent and that legal fees are being used with this issue.

Jacquie Houston made a motion to raise 2019 dues to \$300. Hank Joiner seconded the motion. Yes- 12 votes, No- 6 votes. Joe Ed Dickerson made a counter proposal to raise the dues to \$275 and Dave Krahl seconded the motion. A vote was taken with Yes- 7 votes and No- 10 votes.

Annual dues will be increased from \$250 to \$300 per year. This will take effect in February 2019.

Cindy Hickson moved to accept the 2019 budget as it was presented. Steve Moorman seconded the motion. There was no discussion. A unanimous vote of yes passed the motion.

Elections:

Joy Barrett read statement and experience provided by nominee Ron Sims, in his absence. Gary Adcox introduced himself and his personal and professional experience. Jacquie Houston stated that her goal during her previous term was to make SCF more of a community and she believes this was accomplished.

There were two seats open on the board with Steve Moorman and Jacquie Houston rotating off. Ron Sims and Gary Adcox have been elected and their terms begin at the next HOA Board meeting on November 10th.

Sharyn Dickerson motioned to adjourn the meeting, seconded by Jeanni Goodwin.

The meeting was adjourned at 4:30 PM.