

## SCF July 2018 Board of Directors Meeting

The July 2018 Board Meeting was held on 7/19/18 at the home of Asa Boynton from 7:00pm to 9:45pm. All board members present.

The meeting began with a presentation by Carter and Shelly Dodd, giving an overview of a proposed organic farm they would like to develop at 535 Millstone Circle, should they purchase the property. Questions were asked by board members concerning fencing, hoop houses, employee parking, farm equipment and plantings. After the presentation, the board discussed the proposal and the impact it would have on the neighborhood. The Dodds would use the land to grow produce for offsite sales. Jacquie Houston checked with our attorney who confirmed that the Dodd's proposal would not violate covenants. A vote of 4 to 1 was taken in favor of the farm with concerns to be discussed with the potential buyer at a later date.

### Regular Meeting:

1. Approval of the minutes: reviewed and approved by Cindy Hickson and Jacquie Houston
2. Treasurers Report: Joy passed out the budget report for the first half of this year. The cost of landscaping will be over the budgeted amount due to changing companies and a different price structure. She also noted that dam fees were placed under the Contingency Fund but are highlighted in green to distinguish them. Dues were collected from all but one homeowner with the amount deposited of \$ 17,575. The balance at the end of June was \$32,226.74
3. Neighbor Concerns: One homeowner asked if ACC would spray her yard for mosquitoes. They will not.

### Old Business:

1. Dam: Cindy attended a dam committee meeting. Replacing or putting in a new fore bay is cost prohibitive. A meeting will be held 8/26/18 from 2 to 3 pm to explain the facts to the neighborhood. An email will be sent to all with the information on the date and time.
2. Coyne Property: The homeowner has been billed \$75 for April, May and June for non-compliance with covenants. To date, the May and June fees have not been paid and no work on the property has been done. The next billing date will be 9/1/18.
3. Watson: The homeowner has been billed \$900.00 for nonpayment of annual dues for 2017 and 2018. There has been no response from the homeowner with the next billing date being 9/1/18.
4. Painting of the Fence: 5 bids have been received and the board voted 5 to 0 on hiring Ridgeway Painting to do the job. This is contingent on the company providing a warranty of their work. Steve will contact them tomorrow and final approval by the board will be done via email or text.
5. Misc:
  - a. Entrance walls- the main crack has been sealed. The best way to prevent hairline cracks is to use paint with a sheen so that water and dirt will run off. The cost will be \$800.00.
  - b. Cindy asked for assistance placing the Clean up after your Dog signs on the posts. Steve volunteered.
  - c. Signposts- ACC is replacing our signposts with the extended ones over a period of time. The county states that should anything happen to them, SCF will be responsible for replacing or repairing them.

### New Business:

1. Ambiguity of Covenants: Jacquie will write an addition to the Provisional Administrative Rules and Regulations of SCF covering horses and poultry. ACC rules will be used as guidelines.
2. A note will be added to the covenants to reference the change in the Rules and Regulations section. All board members voted approval.

3. Barnett Shoals Reconfiguration: Jacquie went to the meeting and reports that the county will delay a decision due to numerous responses received concerning the change.
4. Duties of the Hospitality Committee: Jacquie currently sends out cards for illnesses and deaths in the neighborhood. The Hospitality Committee will be responsible for visiting new homeowners bringing them a plant and baked goods.
5. Joy brought up the need to start looking now for volunteers to replace 2 board seats that will be vacant in the fall. An email will be sent out shortly with the date of the annual meeting and requesting if anyone is interested in serving on the board.

Next meeting: 8/26/18 after the Dam meeting.