

**SHOAL CREEK FARMS HOA
BOARD MEETING MINUTES
October 10, 2018**

Attendees:

Jacque Houston
Steve Moorman
Cindy Hickson
Joy Barrett
Asa Boynton
Vicki Robinson
Janine Durden

Discussion Items

Previous meeting minutes were reviewed and Steve Moorman made the motion to approve the minutes. Asa Boynton seconded the motion and the minutes were passed into record.

Treasurer's Report

Joy Barrett presented the Treasurer's Report: Balance as of 9/30/18- \$29,431.05

Action: Jacque Houston felt the Board needed to be strict on enforcing compliance issues with billing on noncompliance.

Neighborhood Concern

545 Millstone Circle (Carter and Shelley Dodd Property) - The previously signed agreement, drafted by the association's attorney, between the property owner and SCF Board was reviewed. Neighborhood complaints and concerns were discussed, with the deer fence being the biggest concern.

Action: Jacque will request document from attorney before the annual meeting. Cost for the document is to be split evenly between the HOA and the property owner.

Old Business

The front entrance fence maintenance and painting was delayed due to weather but now is scheduled to begin within the next week.

Action: Jacque Houston will contact property owners that share the fencing (Dodd and Coyne) to cut back vegetation prior to painting.

Neighborhood Esthetics - Street sign posts were raised due to county requirements. Front entry wall has been repaired and painted. Signs for cleaning up after pets have been posted throughout the neighborhood.

317 Blue Heron (Dickerson Carport) – Plans were presented for approval of the Dickerson's installing a carport over a portion of their driveway by Jacque Houston. There was a unanimous vote to approve.

Annual Meeting - Planning details for the meeting were discussed. Jacque Houston informed the Board of the slate of candidates which included new neighbors, Ron Sims and Gary Adcox

Action: Cindy Hickson will prepare ballots, agenda, and 2019 proposed budget and have them printed for meeting.

Dam - Athens-Clarke County was delayed in getting bids for the dam project and thus the price of the project has increased.

Action: Jacquie Houston will email Drew about the status of the project.

Lake - Chris Gazlay and Sharyn Dickerson have been involved with finding resources within Athens-Clarke County that would be willing to meet with residents regarding education on how to be a good steward of the lake.

Action: Jacquie Houston will see if county employee will be able to attend HOA Annual meeting to introduce him and gather names of homeowners interested in the evaluation and education process.

Speeding Limit - Speeding in the neighborhood continues to be an issue. Jacquie Houston will remind everyone of the speed limit at the HOA meeting.

Budget- Joy Barrett presented the 2018 budget and the 2019 projected budget. Discussion followed.

Action: Jacquie Houston will bring up for vote at the annual meeting to increase HOA dues effective for 2019.

New Business

Landscape Company - Joy Barrett reminded that Dixie Landscaping is maintaining entrance property. Dixie Landscaping will provide estimates to remove a large juniper that has become problematic. David Barrett will continue to act as liaison and will be taking care of the timers on the entrance lighting. She also discussed the need to repair the irrigation system upfront which will be done in the spring.

Next Board meeting scheduled for Thursday, November 15th.