

**SHOAL CREEK FARMS HOA  
BOARD MEETING MINUTES  
JANUARY 17, 2019  
355 Millstone Circle  
7:08- 9:30 PM**

**Attendees:**

Cindy Hickson, Vice-President -Voting Member  
Ron Sims- Voting Member  
Asa Boynton- Voting Member  
Gary Adcox- Voting Member  
Vicki Robinson- Voting Member  
Janine Durden, Secretary- Non- Voting Member  
Joy Barrett, Treasurer- Non-Voting Member (Present via telephone during the Treasurer's Report)  
Cecil Wimbs- SCF Resident  
Dave Krahl- SCF Resident  
Sharyn Dickerson- SCF Resident

Cindy Hickson opened the meeting with an introduction of Cecil Wimbs and Dave Krahl, residents of SCF that requested an opportunity to voice their concerns and ask questions regarding the Dodd property. Cecil Wimbs asked to be informed of the events of the Dodd property history and any correspondences between the Board and Carter Dodd. Cindy Hickson presented **“Dodd Farm Timeline” Exhibit A**. Dave Krahl inquired about the status of the Board leadership. In addition, he asked of the exact status of the document drafted between the HOA and Carter Dodd; what structures are scheduled for construction on the Dodd property; and the personnel requirement (beyond Carter Dodd and family) that will be required for the long term operation of the farm.

Dave Krahl stated that the SCF website needed to be updated with the Board meeting minutes. Cindy Hickson explained that she was in possession of approved minutes, but had not yet submitted them to the webmaster since the association is charged on a per communication basis. She wanted to wait and submit multiple documents at one time.

**ACTION: Cindy Hickson will update website with missing minutes.**

Cecil Wimbs stated that he would like to come back to a Board meeting when progress has been made concerning the Dodd property. Board meetings may be open to anyone; however, it is necessary that the President be informed in advance as he/she sets the agenda. Mr. Wimbs and Mr. Krahl thanked the Board for their time and left at approximately 7:40 PM.

**Discussion Items**

Previous meeting minutes were reviewed and Asa Boynton made the motion to approve the minutes. Vicki Robinson seconded the motion. The motion was carried and all voted “yes” to approve the minutes from the December 20, 2018 meeting.

Ron Sims asked for clarification regarding minutes from previous Board meetings from June 2018 through October 2018 in reference to the Dodd properties. Discussion followed and it was decided that there may be some items that should be verified, clarified, or corrected. Sharyn Dickerson shared with the Board that minutes may not be changed once they are approved. However, it was suggested that in future Board meetings “addendums” can be written that will address any clarifications or corrections to previous minutes (reference Robert’s Rules of Order).

**ACTION: Asa Boynton and Vicki Robinson will develop any clarifications or corrections to the meeting minutes.**

### **Treasurer’s Report**

Joy Barrett (in her physical absence) emailed Board members the **Year End Balance Sheet, Exhibit B**. The opportunity to discuss or ask questions to Joy was made available via telephone call in. It was noted that we were over budget on the neighborhood fence painting by \$2200, but this was a one-time maintenance issue. Overall, we were under budget for 2018 by \$4614.71.

Joy Barrett stated that the water bill for December hadn’t arrived yet, but she expected it be approximately \$20. Cindy Hickson will present Joy with the invoice for the website services once the charges are incurred for the posting of the 2018 minutes. The ending balance as of December 31, 2018 is \$21,277.60.

### **Dam Project**

Cindy Hickson stated that Bob Synk will remain the point person on this project and he has proposed to send emails out to the neighborhood each week once construction begins in an effort to keep everyone up to date on the progress, etc. An Athens-Clarke County pre-construction meeting is scheduled for January 25, 2019. Chris Gazlay will attend and Asa Boynton volunteered to attend in Bob Synk’s absence. **Asa Boynton will be the Board’s point of contact and representative for the dam project.**

Cindy Hickson gave an update on the sale of the Dickerson land adjacent to the dam that was voted on and passed during the February 2018 Board meeting. The property still has not been surveyed by Carter Engineering. The HOA will pay for the survey, which is expected to cost approximately \$600. It was noted by Joy Barrett that this is less than the budgeted line item of \$850 on the 2019 budget. Carter Engineering will be asked to send the invoice directly to SCF HOA. The HOA has agreed to pay the Dickersons \$1 for the purchase of their property.

### **Beautification Committee**

Elaine Synk is rotating off the committee. The committee is looking for new members.

## **Neighborhood News**

Cindy Hickson announced the passing of 2 residents of SCF. Ken Easom passed in December 2018 and Kay Curry passed in January 2019. New neighbors, the Beahans, moved into 205 Millstone Circle in November 2018. Janine Durden stated that she would be willing to represent the Hospitality Committee and welcome them to the neighborhood.

## **2019 Dues**

After the discussion and review of the HOA budget, there appears to be adequate funds with no need for increase in dues at this time. The Board unanimously decided that since the actual expenses during 2018 was well under budget; the dues should remain at \$250 for 2019.

## **Covenant Violations**

Ron Sims stated that there are a number of properties in the neighborhood that are not complying with the covenants in regards to RVs, tractors and trailers permanently parked on their property. Gary Adcox suggested that there be an action plan created with set fines established.

**ACTION: Gary Adcox will draft action plan for enforcement of covenants.**

## **Dodd Farm**

Cindy Hickson created a timeline of the activity related to the Dodd farm. Carter Dodd has sent a second proposal for hoop houses on the property. In addition, a certified letter from Mr. Dodd's attorney, Victor Johnson, was sent to the Board on January 4, 2019. Upon advisement of SCF HOA attorney, David Ellison, all correspondences must now be handled between the two legal representatives.

A motion was made by Cindy Hickson that Asa Boynton and Ron Sims work with attorney David Ellison to produce letter in response to the Dodd's attorney's request. Ron Sims seconded the motion. There was no other discussion. The vote was unanimous in favor. The motion was carried.

**ACTION: Asa Boynton and Ron Sims will consult with David Ellison on contents of the letter.**

## **Board Business**

Cindy Hickson turned in her resignation effective today, January 17, 2019. She volunteered to continue to maintain the website postings and Neighborhood Directory.

Sharyn Dickerson was nominated by Cindy Hickson to carry out the duties of President from today's date through the Annual Meeting in October 2019. Ron Sims moved to vote. Asa Boynton seconded the motion. A unanimous vote in favor followed. Sharyn Dickerson will preside as President. Gary Adcox made the motion that Ron Sims act as Vice President. Vicki Robinson seconded the motion. All voted in favor.

The next Board meeting will be held at 7:00 PM on February 21, 2019 at Janine Durden's house, 400 Millstone Circle.