

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
March 19, 2019 – Snee Farm Country Club – 6:00 pm
MEETING MINUTES

President Hurst called the meeting to order at 6:03 pm.

Board members present: Kathi Pogorzelski, Jodi Daniels, Michael Hagedorn, Steve Hurst, TJ DelDuca

Absent: Ed Hutson, Jeremy Burnham, Jenny Hilton, Mario Rasgo

Minutes approved: February Monthly Meeting Minutes approved electronically.

Invited guest: Jessica Turner, Southern Community Services

Property Management Report: February 2019

SCS will launch a new management software solution on April 2, 2019. This software system complements our business processes, allowing us to better manage your association and provide a higher level of service to Board Members and Homeowners. One of the motivations in partnering with CAMS was an opportunity to utilize their 25+ years of industry experience. They have asked us to present the financials in a new way, which includes:

- a summary of operating and reserve cash balances
- how many of your homeowners are 30-days, 60-days, and 90-days delinquent

Online Owner Portals – Targeted availability July 1st

This feature of the new software will allow homeowners easy access for payments, account information, documents, directories and calendars.

Report:

Balance Sheet

Operating Cash	\$540,076
Reserves Cash	\$544,070

Delinquencies

30-day delinquent:

equals approximately \$4,000 from assessed late fees and fines

60-day delinquent: (those who have not yet paid their 2019 assessments)

equals approximately \$31,000

90-day delinquent: (those with multiple-year open assessments)

equals approximately \$23,000

Income Statement Review:

Overall Revenues are lower than budget, \$17,757 YTD. Will look into that.

Overall Expenses are higher than budget, \$20,039 YTD (due to the master landscaping plan), with the following significant budget variance(s):

Positive:

5270	Grounds Maintenance	\$1,153
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Negative:

5288	Trees	\$2,204
6500	Legal	\$2,376
6836	Infrastructure	\$12,429
6919	Common Area Repairs	\$5,714
7000	Electricity	\$1,161 – Needs budgeted #

Balance Sheet Review:

- February 2018 vs. February 2019 Comparison: AR is \$33,592 lower than where it was 12 months ago.
- Overall Cash Balance is \$90k higher than where it was 12 months ago.
- AP detail reconciles the GL balance.
- AR and Deferred Income detail match the GL balances
- Reserve Cash and Total Reserve Equity reconcile.

Other Notables:

- 1) There are several FOR SALE signs in the neighborhood, but only one closing for February.
- 2) I have a new Directory ready to be printed with Board approval.

President's Comments:

- 1) Outdoor Spatial Design (OSD) has received bids on the landscape project and will meet with the Board and Committee members to review on 3/21. Brooks Sign is working on a third sign concept and will hopefully submit that this week. We will soon be ready to share these sign concepts with homeowners on the SFCF website. We look forward to your input.
- 2) The Board contracted OSD to expand the scope of our landscape project to include Plantation and Liberty Circles and all three of our bridges. At our request OSD replaced and \$8500 survey bid with a \$3700 bid for this work.
- 3) Brightwater Homes asked the SFCF Board for a semi-permanent sign to be place at the Hwy 17 entrance. I advised that we would take it under consideration.
- 4) We have not heard anything on the Gobi lawsuit.

Security:

There were no incident reports this month.

Finance:

- 1) SCS has announced changes to the accounting software which will provide real time transaction detail and simplify reconciliation.
- 2) The sub-budget for the planned infrastructure improvements, promised at the annual meeting, has been delayed again due to delays in the bidding process and unforeseen

additional survey expenses. An approved budget for the project should be complete by the next Board meeting.

- 3) GOBI/Hart: Our attorney is still waiting for the trial court administrator to provide a time frame regarding the motion to dismiss, likely April. The case has been assigned to the Alternative Dispute Resolution calendar in May, which suggest the court is going to recommend this for mediation, which SFCF will oppose.
- 4) Greenview: The settlement and the 2019 assessment were scheduled to be sent to MTB last week, but SFCF is still owed penalties and interest on the assessment and fines incurred since January 1, 2019.
- 5) Open House signs: Letters were sent to four BICs informing them that SFCF prohibits open house signs on common areas.
 - a. One agent, who is a Snee Farm resident, was fined \$40 for two signs.
- 6) The Town has hired a contractor to make recommendations about upgrading a sewer line that runs along Whipple Road from Indigo Cut to Long Point Road. This line runs adjacent to the SFCF common area, generally referred to as the Whipple Tract. The current sewer line is at 85% capacity.

Maintenance:

- 1) Contracted lake and irrigation work continue on schedule.
- 2) We have decided to postpone the electric work at Indigo Cut until after the Stormwater work is completed.
- 3) Gazebo and bridge pressure washing has been completed.
- 4) The Beaumont fence removal is complete.
- 5) Apparently, as a result of the new gas line, our electricity to the well at the front entrance has been cut. We are in the process of repairing and expect to be fully compensated.

Landscaping:

- 1) Forever Green continues leaf clean up in the common areas.
- 2) The azaleas are filling in and starting to bloom following pruning several months ago.

Restrictions:

- 1) We continue the twice-a-week patrols for violations through the neighborhood. We are averaging 60-65 violations a week, with the majority of the violations being for debris out too early for pick-up.
- 2) We did settle a large accumulation of fines with one homeowner. There remains one major case pending.

Architectural Control:

There has been quite a bit of activity this month. Many homeowners are cleaning up dead trees, painting and building additions.

Communications:

Red Balloon Sale – May 4th

On behalf of the organizers of the Red Balloon Sale, we created an email blast announcing the event would take place on Saturday, March 23rd.

- The organizers decided to postpone the event until Saturday, March 30th.

- An updated email blast went out on March 9th.
- Since the March 30th date was during Spring Break and several events were happening in April, the organizers rescheduled the Sale to occur on **Saturday, May 4th**.
 - An updated email blast announcing the new date was sent out on March 23rd.

NEW BUSINESS:

- 1) Open House signs:
 - a. Over the past month, realtors have been increasingly placing OPEN HOUSE signs throughout the community. We have been contacting them individually to advise that this is against our restriction policy. It has been suggested that we might pursue uniform signage requirements similar to other neighborhoods.
 - i. The ADAR allows **one** sign per yard, either a FOR SALE sign **OR** a FOR RENT sign. Multiple signs in one's yard are prohibited per the ADAR.
 - ii. If a homeowner's house is for sale and they are having an open house, they may remove the FOR SALE sign and substitute an OPEN HOUSE sign.
 - iii. OPEN HOUSE signs are prohibited on private property (someone else's yard) and common areas.
- 2) It has come to the Board's attention that a movement exists to create an access point for golf carts in the vicinity of the Long Point neighborhood, across Long Point Road and into Snee Farm at Moss Bluff. This has not been brought up to the Board.

Meeting was adjourned at 6:42 pm.