

SNEE FARM COMMUNITY FOUNDATION  
Board of Directors Regular Monthly Meeting  
January 6, 2015 – Snee Farm Country Club – 5:30 PM  
MEETING MINUTES

**President Walker called the meeting to order at 5:30 PM.**

**Board Members Present:** Jackie Walker, Brian Eanes, Margaret Passailaigue, Dorothy Clinton, Don Campbell, Mario Rasgo, Dottie Teetor. **Absent:** Ed Hudson, Barney Lynch

**Others Present:** Debbie Rogers, A+ Property Management  
Michael Hart, Restrictions Compliance  
Jerry Barnett, Security Chair

**Minutes Approved** – Dec. 2, 2014 Regular Mo. Meeting - Electronically on or before Jan. 6, 2015

**Invited Guest** – None

**President's Comments**

Complimented the Board for an efficient and productive year that will help us continue this pattern in the New Year including daily tasks and new projects making improvements.

**Restrictions**

Don reported having a slower month. He received seven calls, one resulted in a waiver. Twenty-six fines and ten reminder letters were mailed. He thanked Michael for his continuing good work.

**Finance**

Debbie reported it not being a big collection month, but four assessment accounts totaling \$1000 were paid to avoid going to court. In 2014, \$17,477 was collected for fines including past-dues from prior years – some of which were the result of necessary court action. 2015 Assessment invoices were mailed on schedule end-December - \$30,000 collected so far. Margaret commended Debbie and staff for accomplishing that timely task. Further, she commented on our ending in a positive position for 2014. In the past ten years there have been no net-losses which enables us to continue strengthening the Emergency Fund; as well, the Capital Improvement Fund for needed projects. Work is still in process to achieve a proposed budget for 2015. Discussion was held to clarify the status of the billing for the insurance policies to ensure we are billed for the full annual premiums – Brian will handle this.

**Maintenance**

In Barney's absence, Jackie provided his report. Rob will continue to address weed growth at the lakes including chemical treatment at optimal weather times. December saw a tremendous amount of rainfall so we need to catch up with the weeds. Mt. Pleasant Electric repaired the Whipple Road entrance lighting issues. Updates from Ed on other lighting issues from last month will be provided at the Feb. meeting.

**Landscape**

Following completion of the Gardens Project that included initial tree pruning and removal of some plant material, hardscape installation (all new mailbox materials and benches, and tabby concrete replacing original concrete), the final task of installing new plant material and mulch was accomplished. The Austin Square Project was completed with plant material installed in new areas, and the beds were changed to include some new material and mulch installed. Mt. Pleasant Tree Service completed the last phase of the tree trimming work throughout planned for 2014. The pruning has begun at the Parkway where traffic sight-line requirements are mandated.

## **Security**

Jerry advised this being the first month he can recall having no reports of theft from unlocked vehicles. He continues to work with Detective Martin regarding the speeding problem to ensure we are getting Activity reported to MPPD this month:

1. Boat tarp cut - Yeti cooler stolen.
2. Truck break-in (window) various items stolen valued at \$500.
3. Suspicious activity – a couple (man & woman) calling on residents stating they are representatives of AT&T; when asked for credentials, they can provide none – AT&T confirmed no authorization for this activity.
4. Two domestic issues – 1 in the Villas, the other in Snee Farm Lakes.

We have been advised again by residents of suspicious activity involving a couple (man and woman) going door-to-door soliciting business – when asked for AT&T identification and written material, there was none provided. AT&T was contacted and confirmed that they have not authorized any such activity. Any suspicious activity should be immediately reported to the MPPD to aid their efforts to investigate and handle if warranted.

## **Architectural Control**

Jackie reported a noticeable drop of new submissions over the holidays. Discussion was held regarding the incomplete status regarding remedy to an unapproved paint project required by the Board subject to a hearing with the property owners last month. Dorothy will follow-up to see that it is completed.

## **Communications**

Mario reported receiving more email addresses due to the mailer request to be included in the E-blast program. A blast was sent advising of the trash and/or recycle collection schedule changes for the holidays. He will be working on a blast(s) regarding various security issues. Discussion was held regarding the status of the website revamp project and its management including recommendations to ensure professionalism. Jackie advised that the signboard change this week will advise of the date the A. Assessment invoices were mailed, and the pmt. due date.

## **Other Reports or Information**

The Johnson Tract (formerly known as the Gregg Tract) – The Town completed the approval of the Project including honoring our request to eliminate the proposed pathway in/out of Snee Farm. We will continue to communicate with the Developer

## **Unfinished Business**

Law Lane Dead-End – Jerry crafted and installed the no-outlet sign on the Farm Qtr./Law Ln. street sign as approved. Jerry needed to return to clean the dirt splashing up onto the lettering, and added rock at the base to prevent it in future. However, Jackie was again contacted by a resident at the dead-end who advised of landscape damage again from a vehicle using his driveway to turn-around, and that he and others feel the problem needs to be more fully addressed with the Town. Jackie and Jerry will continue to work on this to include having the Town evaluate what should be installed by road signage standards to achieve the best results possible. This may include speaking with property owners where signs may need to be placed to achieve their purpose without unnecessary negative aesthetic to those properties.

Whipple Road Fence Project – Margaret advised that, based on our year-end analysis of the 2014 operating account funds, and the Capital Improvement Fund status coupled with the impending transfer of additional funds referenced in her Finance report, we can now move forward to compete the wood fencing project at Whipple to Longpoint Road as planned.

***Margaret Motioned to approve completing the subject fence as planned including related selected contractor costs; Seconded and Passed.***

Golf Cart Crossing Road Signs – Jerry will soon begin the project.

Comcast Easement Agreement – Is still a work in progress. Ed is overseeing the effort.

**New Business**

New Charlestowne Park Sidewalks – We were recently made aware that there are trip hazards in these walkways. Jackie clarified that these are not the responsibility of the Town unlike those in the right-of-ways in front of the homes. Jerry will evaluate and make a recommendation to the Board as to what is needed and obtain a cost proposal(s) to do so. Also, one of the bench pads has lifted significantly due to tree root(s) and will need to be relocated – Jerry will also evaluate and advise what will be necessary. The street lamp lighting will also be evaluated and should be made a part of this project due to the size of the lanterns and inadequate lighting that it currently provides to the walkways, and for security.

**Foundation Member Comments** – None

Meeting Adjourned at 7:20 PM

Prepared by Dorothy Clinton  
Approved Electronically on or by Feb. 3, 2015  
Attested to by Jackie Walker, President