

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
December 19, 2017 - Snee Farm Country Club - 5:30 PM
MEETING MINUTES

President Hurst called the meeting to order at 5:35 PM

Board Members Present: Steve Hurst, Dorothy Clinton, Jodi Daniels, Mario Rasgo, Ed Hutson, Michael Hagedorn, TJ DelDuca, Dottie Teetor
Absent: Jeremy Burnham

Minutes Approved: November Monthly Meeting Minutes Approved electronically

Invited Guests: Jessica Turner, Southern Community Services

Presidents Comments

I want to wish Happy Holidays and a Prosperous New Year to our Foundation Members, our valued vendors, and the Board. 2017 has been a year of integration: new property manager, new legal team, new compliance administrator, and new landscape company.

I'm confident most of this process is behind us and we will see the benefits going forward.

2018 likely will bring three significant projects:

- Construction of Snee Farm Village,
- Town of Mt. Pleasant stormwater project, and
- Town of Mt. Pleasant street sign replacement program.

As a result of our reserve study, we are now in a position to consider Capital spending and deferred maintenance issues.

Property Management

Jessica reported that it had been an exciting year with many accomplishments, including successful collection efforts and necessary foreclosures going forward. She also stated that the bills for 2018 are in the queue with no increases in prices. Next year will see more aggressive actions with regard to violations. She thanked the Board for their continued support.

Security

Ed Hutson spoke with Blair Martin who explained that there had been no car break-ins but there had been reports of suspicious activity at Ventura Villa, Windsor Place, Loyalist and Greenview. Packages were stolen. An email was sent to the New Charlestown neighborhood about theft.

Finance

Michael explained that we will be shutting down the old phone line as there has been no activity on it. Budgets for the upcoming year are due. Revenues are higher and expenses lower. There will be some changes in the landscaping, particularly along the Beaumont property line. No major expenses are anticipated at this time. Money has been moved so as to earn interest. There will be no increase in the Assessment for this coming year.

Jessica added that SCS is in the process of getting bills ready to go out. They will be in double windowed envelopes so it will be clear they come from Snee Farm Community Foundation

Maintenance

Contracted lake and irrigation work continues on schedule. Ed Hutson found a meter that hasn't been used so a disconnect order was put in.

Landscape

The Forever Green crew is continuing their clean-up of leaves and some fallen branches.

The winter/spring plant material at the entrances is doing well. We are assessing what improvements and additions we might undertake in the coming year. Most of the plant material in Snee Farm has been here for quite some time. Some needs replacing and some needs to be cut back so we can control the size of it. Pine straw was just recently added.

Restrictions

TJ explained that he is working with Jessica. Nine violation letters a week are going out. Checks will continue to be made on Thursdays and one Monday a month. This practice will be assessed after a month or two.

Architectural Control

Jeremy was not present, but the matter of the artistic shutters was discussed. It was determined that this request will be denied.

Dorothy explained that the communication with requests is still an occasional problem. Solutions were discussed. A note on the form will be added to suggest that if homeowners do not hear back, they should call a Board member.

Motion was made to close PO Box and phone line when the contract expires. Passed unanimously.

Communication

Documentation regarding short-term rentals has been uploaded to the website under the Declaration & Restrictions section. An email blast will be sent after the holidays to inform residents of this document that clarifies short-term rental activity within Snee Farm. Email blasts will be sent out regarding the changes to the trash schedule because of the holidays.

Foundation Member Comments:

M. Hillyer 1227 Parkway asked about solar panels and if they are permitted. He was informed that they are being permitted. The preference would be the back of the house, but that isn't always possible.

Meeting adjourned @ 6:15 PM

An Executive Session was held.

Prepared by Dorothy Clinton

Approved Electronically on or by December 19, 2017

Attested to by Steve Hurst, President