

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Monthly Meeting
April 16, 2019 – Snee Farm Country Club – 6:00 pm
MEETING MINUTES

President Hurst called the meeting to order at 6:00 pm.

Board members present: Mario Rasgo, Jeremy Burnham, TJ DelDuca, Jenny Hilton, Steve Hurst, Michael Hagedorn, Jodi Daniels, Kathi Pogorzelski

Absent: Ed Hutson

Minutes approved: March Monthly Meeting Minutes approved electronically.

Invited guests: Jessica Turner, Southern Community Services
Nopporn Kichanan, Landscape Architect and Snee Farm resident

The Board would like to thank the 22 homeowners in attendance at tonight's meeting for their constructive feedback. It was a good turnout with productive results. Monthly Meeting attendance for 2018 ranged from 1 to 26 homeowners, with an average of 7-8 attendees. So far in 2019, the attendance has ranged from 1 to 22 homeowners, with usually 6-7 residents attending. We welcome your interest and feedback.

Property Management Report: March 2019 -- Jessica Turner

Income Statement Review:

Overall Revenues are lower than budget, \$16,508 YTD.

Overall Expenses are higher than budget, \$15,413 YTD, with the following significant budget variance(s):

Positive:

5270	Grounds Maintenance	\$1,729
5274	Irrigation	\$1,350

Negative:

6500	Legal	\$1,817
6836	Infrastructure	\$12,429
6919	Common Area Repairs	\$5,631
7000	Electricity	\$1,161

Balance Sheet Review:

March 2018 vs. March 2019 Comparison:

- AR is \$25,243 lower than where it was 12 months ago.
- Overall Cash Balance is \$82k 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 Reserves Equity reconcile.

Other Notables:

- 1) Driving through the neighborhood checking for violations continues 2 days a week.
- 2) March shows 3 closings through March 15th. There may have been more, which would show in our new system (working through the conversion process).

President's Comments: Steve Hurst

- 1) Several Board and Committee members met with Outdoor Spatial Design (OSD) on March 21 to review preliminary landscape bids.
 - a. The average bid was 35% greater than the original cost estimates presented by OSD.
 - b. As signage quotes were not available at that meeting, those present agreed to postpone further evaluation until all quotes are available.
- 2) Subsequent to our March 21 meeting, additional sign concepts were received and posted for homeowner comment.
 - a. On April 9 the Board met to review homeowner input.
 - i. As approximately 70% of the comments were favorable to design #1, the Board voted to move forward on that design with some modification.
 - ii. Additionally, the Board discussed potential cuts to the scope of the project and or changes to the timing.
 - iii. The Board further discussed our ability to fund the project in the event signage quotes escalate the costs comparable to landscape quotes.
 - iv. A motion was made to waive fees if a homeowner made a good-faith effort to pay the HOA assessment and can document the payment effort. The motion was passed.
 - v. The Board agreed to postpone hardscape work at the main entrance until the Stormwater Project and construction are done.
- 3) On April 14 Nopporn Kichanan asked the Board to reconsider the signage decision. We look forward to his presentation tonight.
- 4) At the April 9 meeting the Board rejected Brightwater Homes request for signage at the front entrance.
- 5) There is no update on the Gobi lawsuit.

Security: per Ed Hutson

There were no reports from the Town this month.

Finance: Michael Hagedorn

Update of the Refurbishment Allocated Reserve Expense (RARE) Budget:

- 1) Since June 2018, SFCF has spent \$86,000 on architectural design, surveying, and site preparation including: fence removal along the Beaumont Townhomes border, tree pruning and removal, shrubbery remediation along Snee Farm Parkway and Parkway Drive.
- 2) The scope of the project has increased to include the bridges and circles within the community, which has increased the project budget to date by \$18,200, for additional design and survey work.

- 3) The next phase on the project is to select a landscape vendor and determine the exact scope of the installation, how much plant material and the labor to install it, which will determine the actual expense.
- 4) After reviewing proposals from several landscape vendors who have the capacity required for an installation of this size; discussing the commodity pricing advantages of a single installation versus installation in phases over a period of years, availability of plant material and pricing are subject to change.
- 5) The total budget has yet to be determined due the changing scope of the project, but it is approaching \$600,000.
- 6) In addition to the Board's proposal for the entrance sign, which has been emailed to the community and is on sneefarmcf.com, the Board has become aware of at least two independent signage proposals on social media, one of whom has asked to address the Board today.
- 7) This proposal appears to be a more substantial infrastructure design than the currently proposed sign, so depending on the outcome of this meeting, the total budget may increase further, and the installation start date delayed.
- 8) Since the Board is still negotiating with the remaining vendors to be selected, a detailed RARE budget will not be available until all vendors have been contracted.

Homeowner questions:

- *Cost increased from \$500,000 to \$600,000 – why?*
 - o The quotes on the original part of the project are higher than expected. Plantation Circle, Liberty Circle and two of the bridges have not been included in those figures.
- *Can we refurbish the existing signs?*
 - o Based on an inspection by the masonry expert, this is not possible due to the present condition of the existing signs/monuments.
 - o At the Whipple Road/Indigo Cut entrance the monument on the right was built on an easement. New Stormwater pipes have now been installed in this area.
- *Are the vendors' costs and bids available online?*
 - o The Board is in the negotiations process, so the vendors bidding and costs are not available to share at this time. The vendors selected by OSD are from those few in the area capable of installing a project of this size.
 - o The Board welcomes any suggestions for landscapers.

Maintenance: Steve Hurst

- 1) Contracted lake and irrigation work continue on schedule.
- 2) Pike Construction, the subcontractor on the SCE&G gas line installation has taken responsibility for our loss of electricity at the Hwy. 17 entrance. They are working to restore it.

Landscape: Kathi Pogorzelski

- 1) Forever Green continues with leaf clean up in common areas, cutting of vines, spraying for weeds and cleaning up debris.

- 2) Azaleas will be pruned when blooming is complete.

Restrictions: TJ DelDuca

- 1) We just finished our first Weekend Cleaning event where we gave homeowners a reprieve to put out debris from the weekend early. Another Weekend Cleaning event is planned for sometime this fall in September/October to help with management of our yards.
- 2) We continue to work with SCS on violations.

Homeowner questions:

- *Are violations reviewed before going out?*
 - o Yes, they are reviewed by TJ DelDuca, Restrictions Chairperson.
- *After receiving a violation recently, a homeowner reported his attempts to contact SCS and has yet to receive a response.*
 - o Steve Hurst explained the 3-week lack of availability of SCS due to their merge with a new company and apologized for the problems this has caused for homeowners. The Board was unaware this would occur.
 - Phone numbers were exchanged in order to resolve this issue.
- *A question regarding the time debris can be put out on the curb.*
 - o A warning letter was received due to putting debris out too early on Monday – this homeowner accepted this reminder and stated she will comply in the future.
 - o This homeowner also moved an old TV to the curb and was not aware that the Town of Mt. Pleasant requires you to call for pick-up of this type of item. Due to the delay of pick-up and difficulty to move the TV, no fine will be issued.
 - o Communications Chair will send an email reminding residents of ADAR restrictions regarding when trash and debris can be placed curbside for pick-up.
- *Due to the 3-week lag in communications, a homeowner requested an increase in communications to the neighborhood to make residents aware of issues that arise.*
 - o Steve Hurst apologized for this issue. SCS did not anticipate this lag in availability.
 - o A resident stated that Jessica/SCS has always returned calls and has been very helpful.
- ***If you are concerned about a possible violation, you can take a picture including the address and send it to the Restrictions Chair for review at tdelduca@sneefarmcf.com.***

Architectural Control: Jeremey Burnham

- 1) For the month of March, we had 11 requests.
 - a. We had 8 additional verbal requests that have been converted to emails.
- 2) To date for the month of April, we have had 12 requests.
- 3) We are still receiving many verbal requests and text messages. The committee members do a fantastic job of addressing the requests, but the random verbal and text requests can get pushed aside.

- a. We will work with Mario/Communications to improve where email requests are sent so that all ACC committee members see these requests.

**** When submitting a request for Architectural Committee review ****
Please go to sneefarmcf.com under Community Docs/Info. to complete the ACC REQUEST FORM.

Communications: Mario Rasgo

- 1) Due to the Stormwater Project, we have limited the updates to the message boards. Our next sign board change will correspond to the Red Balloon Yard Sale which is scheduled for Saturday May 4th.
- 2) Email blasts for the previous month were as follows:
 - a. **Whipple Road work** – This let everyone know that construction for the Stormwater Project will cause a shift in traffic patterns around Whipple and Indigo Cut. A graphic showing the change was included in the blast.
 - b. **Spring Cleaning** – Thanks to TJ DelDuca, our Restrictions Chair, the first Spring Cleaning initiative was implemented. We sent out a blast to inform everyone that it would be OK to place yard debris curbside as early as Saturday, April 13th for the Tuesday, April 16th collection. It was thought that there are certain times of year where growth / debris is very heavy and it would be beneficial to the neighborhood by making it easier to manage yard debris over a weekend.
 - c. **Speed Limit** – This is a yearly reminder we send out regarding the 25 mph or less speed limit within our neighborhood. We also added other items for residents to be aware of for safety reasons:
 - i. Cutting back shrubs around blind curves – For safety reasons there are restrictions on how close shrubs can be planted near the road
 1. We will turn to the DOT/Town of Mt. Pleasant, since they own the roads throughout Snee Farm, for easement restrictions.
 - ii. Yard debris curbside – Try not to encroach on the road.
 - iii. Parking on the road – Park in the direction of traffic
 - iv. Walking at night – Wear reflective gear.
 - d. **Entry Sign Feedback** – As part of the Master Landscaping Project, our signs were in the plans for replacement. Three concepts were posted to our website, along with an email blast, for residents to review and provide feedback regarding the signs. We received approximately 300 responses with valuable feedback. As an overview:
 - i. The neighborhood preferred a classic/traditional look
 - ii. They wanted the sign to be simple and easy to read
 - iii. While some folks were unaware of the significance of the rice plant icon, they did like it in the design
 - iv. Proper lighting was a concern – there were suggestions to look at updating the light fixtures
 - v. Thanks to everyone’s feedback, we are now able to hone in on the final design.

NEW BUSINESS:

President Hurst stated that the Board recently received an email from Nopporn Kichanan with Nopporn's thoughts on the entrance sign. The Board welcomes everyone's input and have not made a final decision on the sign design, but no decisions will be made tonight. Nopporn worked with the Board at the inception of the landscape project. His thoughts are in addition to the design concepts sent out to the residents for review.

Presentation by Nopporn Kichanan **Landscape Architect at Thomas & Hutton, SF homeowner**

This presentation is based on Nopporn's response to the sign/monument designs sent out to the neighborhood.

- We need to do what's right for the neighborhood.
- This is not my design. It is basically a restudy of what the Board has already been working on.

When considering a sign, there are two things that need to be discussed:

- 1) Visibility
 - a. Color of the sign – I encourage a lighter color sign for better visibility; a darker color sign will blend in with the landscaping
 - b. Enlarge the small sign on the post out by the Hwy. 17
 - i. This has been included in discussions by the Board.
- 2) Material choice
 - a. Our front entrance sign is called a Monument Sign
 - i. This is a way to project stability of a neighborhood
 - b. What is used projects the image of the neighborhood
 - i. Invest in the return – SF is an established, stable neighborhood.

From a design perspective, signs at the 4 entrances do not have to be the same. Highway 17 is the main entrance.

Nopporn's cost estimate of this design is \$20,000-\$30,000. The expense is partly due to this concept including a pre-cast custom panel.

Discussion and input from residents:

- A metal sign will last half as long as a masonry sign.
- Bids from sign companies and mark-ups on subcontractors' bids were discussed.
- Permitting – the General Contractor (OSD) should obtain all the permits.
- Landscaping effects can increase the value of a home by 38%.
- Show of hands – The majority of those present were in favor of putting money toward a more impressive sign than toward more impressive landscaping.
- Homeowners expressed a desire for transparency of the landscaping budget and project costs.

Meeting was adjourned at 7:19 pm.