

**SNEE FARM COMMUNITY FOUNDATION**  
Annual Meeting and Election  
September 29, 2016 - Snee Farm Country Club - 7:00 PM  
MEETING MINUTES

**President Walker called the meeting to order at 7:00 PM.**

**Board Members Present:** Jackie Walker, Dorothy Clinton, Dottie Teetor, Don Campbell, Ed Hutson, Mario Rasgo, Margaret Passailaigue, Steve Hurst      **Absent:** Brian Eanes

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

**Introduction of:**      Directors  
                                 A-Plus Property Management - Debbie & Robert Rogers  
                                 Attny: Mr. Robb Kerr

**Quorum Confirmation** - Jackie Burnette for Justin Kiddy, CPA/PFS, CFE  
                                 McCay, Kiddy & Associates, LLC

### **Presidents Comments**

Jackie thanked all for coming and reviewed the procedures for the meeting.

Jackie mentioned that Margaret Passailaigue and Jackie Walker would be going off the Board as of tonight. She expressed her appreciation to all members, and hoped that the Board would continue to function as efficiently as it had in the past.

### **Guest Speakers**

#### *Town of Mount Pleasant Stormwater Division Hilary Repik*

Hilary explained that she has worked in the Town for 21 years, much of the activity surrounding Snee Farm, and that she had spoken at last year's Annual Meeting. Her purpose tonight was to bring members up to date on the progress made. She explained that this is a ten year project. Many failing pipes have been replaced, that the work is not yet finished and that there are still some on-going issues. Of the 1300 structures looked at, 139 are deemed poor or non-functional. 154 of these need replacing. Special survey photos have been taken of flood modeling and three areas have been identified as serious. Projects planned for these range from \$3.5-8 million. Twenty-six areas are flood prone, three are most significant. The goal is to reduce the damage which occurs in most regular storms. Newer methods of inserting pipes into existing are being used whenever possible.

Water quality is also an issue. The state has issued more regulations and the creek Snee Farm drains into has been identified as too polluted. These are areas where improvements can be made. There are four areas needed for water quality. The Town is seeking loans from the state to address these issues. The Town is going into a design phase. She asked for patience from homeowners and explained that new techniques are being used to minimize digging and damage to property.

Questions were asked about the timeline, and Hilary explained that bids for this are due by August of 2017. She also answered questions explaining that maps are available to be looked at. Another question brought up the new construction at Snee Farm CC and whether or not this would have an impact. Hilary answered that it would probably improve it as new retention ponds are planned. The canal behind the maintenance shed will be reconstructed and three areas: Whipple Road, the Gardens and Farm Quarter are the most urgent.

Another issue involves the sound wall along highway 17 which is complex.

Covenants do not permit permeable surfaces. Question asked was if the Town would amend the building codes to permit this. Answer explained that this must be something addressed by HOA's. Hilary encouraged the use of rain barrels and gardens.

The Whipple Road water issues involve large pipes and the DOT. There is a plan to increase the size of this retention pond.

She also explained that the work seen around the neighborhood at this time is being done by MPWW dealing with sewer lines

*Allen Smith from Estate Management Services spoke on the topic of Stormwater Retention and Ponds*

Mr. Smith explained that his job has to do with the ponds; he has the same goals as Hilary to insure pond water is maintained in good quality to prevent growth of weeds and algae. He explained that the stormwater ponds are interconnected and that there is a mandate from the state to improve the quality of same. This same water will ultimately end up in the salt water marsh. He went on to say that basic yard management can influence this. Use of pesticides, fertilizers and herbicides, along with the disposal of yard debris will break down into nitrates and phosphates if it ends up in the drainage system.

Irrigation systems should not be overused; water lawns fewer times, for longer periods to encourage deep growth.

Lead and metals from vehicles can also end up in the retention ponds if they are mismanaged.

Initial determinations from the bathymetry study show that there are touch ups or hot spots which must be addressed. Cost for this project is about \$9000. which is to be shared with Snee Farm Country Club. There will be continued evaluation and some may need more attention.

Jackie commented that we all need to be aware of what goes into the drains in our neighborhood.

## **Committee Reports**

### **Security**

Jackie introduced Jerry and complimented him. He, Tom Franzone and Diane Barnett did much of the maintenance work throughout the neighborhood when the Association had no money. She thanked them for their continued commitment to Snee Farm

Jerry introduced Captain Blair Martin, from the MPPD. Captain Martin explained that he has a long history with Snee Farm having once been a resident himself. He said we live in a safe neighborhood in a safe town. Crime stats are down; only one major crime has increased and that is armed robbery. The number of burglaries is up and that includes commercial property. All the robberies in the neighborhood have been from unlocked vehicles. The coyote problem seems to have gone away. Jerry mentioned that speeding is still an issue. Captain Martin gave his personal cell phone number (978-0089) and told people to call if needed.

A question from the floor chided the Foundation for not having email blasts about robberies. Captain Martin suggested that folks use social media and the MPPD website for information. Folks should get these apps on their phones.

### **Landscape**

Dottie Teetor reported that the seasonal plantings at all four entrances was implemented in November and April. The plant material is removed and the soil treated the month before the replanting. Whenever possible, we relocate material from the beds.

We added year round plant material in the Indigo Cut median behind our seasonal bed. We used grasses and other water loving plants as the area retains water.

The Ashcrafts, of Ashcraft Irrigation and Landscaping, perform maintenance in all of the common areas in Snee Farm throughout the year. This includes mowing, pruning, leaf maintenance and maintenance of the Beaumont fencerow.

Mt. Pleasant Tree and Shrub trimmed overhanging limbs throughout Snee Farm and removed dead trees at the end of 2015. All of the Parkway Drive median and Liberty Circle were trimmed early in 2016. They returned to trim and remove more trees numerous times later in the year after storms.

After consulting numerous landscape experts, we began a major azalea pruning last fall and continued it in May. Our azaleas have been here so long and had gotten so large that their bloom was declining due to a lack of light in the center of the shrubs. We are now able to deal with the vines that were growing in the center of them and therefore unreachable.

We now adhere to the regulation concerning visibility at the “cut through” areas on the Parkway Drive median. The azaleas will be kept at 2-3 feet in height, our beautiful trees are now clearly visible from the bottom of the trunks to the tops. The openness of the Parkway area is much improved.

We had an incident where someone, not from Snee Farm, had trees and shrubs on a section of our side of the Beaumont fence removed. We take pride in the privacy on that side of Parkway Drive. The incident is being looked into.

Dottie closed with “It is a pleasure living in our beautiful Snee Farm community. I hope you enjoy it as much as I do”.

### **Architectural Control**

Jackie stated that she has seen numerous requests for improvements, and architectural work. Much wonderful work is being done. People are seriously investing in their homes. Each request is carefully examined and sometimes it is necessary to refuse requests, but every attempt is made to accommodate members within the confines of the ADAR.

### **Restrictions**

Don Campbell mentioned that it is important to do this task correctly and fairly. 868 fines and reminder letters were mailed out this past year. He would wish that the numbers would go down but explained that owners must understand what the fines are for. The most common violations concern trash cans being visible and litter being at the curb too early or too late. The goal is to get the word out so people know what is going on. Use of email blasts can be helpful in this respect. Don would like to put together a group of folk willing to help others when the need arises.

Questions from the floor concerning a “common sense” approach to the issue of yard debris. It was explained that the goal is to have a fair approach to all problems, keeping in mind the aesthetics of the neighborhood we live in. The question was also asked about what the process would be to try to amend the ADAR and the answer explained that it would require a 2/3 vote from all the homeowners for that to happen.

### **Maintenance**

Responsibilities: Common Area: Lighting, Electric, Irrigation, Benches, Birdhouses. Lake/Pond Maintenance is ongoing contracted to EMS

Irrigation is ongoing contracted to Rainfree Irrigation and Mt. Pleasant Waterworks (back flow testing)

Additional work completed year to date:

- 24 signs replaced repaired or refurbished
- Lamp pole, Lantern and substantial wiring repair at Garden Way/Longpoint
- Installation of 2 new stone benches

- Whipple Rd fence was completed along with subsequent damage due to an auto accident and subsequent damage by utility contractors.
- Damage to curb at Liberty Circle caused by auto accident was completed by city

Work in process:

Whipple Rd property leased to SCE+G. We are pursuing responsibility for maintenance and getting access from Longpoint. Appropriate No Trespassing signage is under Consideration.

Chain Link (vandalized between Beaumont and Snee Farm Parkway) is awaiting survey Work.

Eliminate purple martin houses (waiting on estimates)

Initiations:

- Commissioned EMS study of short and long term approach to remedy lake/pond issues
- Repair/Replacement Indigo Cut Walls and Signage. Explore Casseque flood issues

Questions from the floor concerned the lack of signage for the speed bumps on Deleisseleine. History of the speed bumps was explained. Ongoing problem with signs being removed. Captain Martin explained that the signage is state or Town designated and people should call them.

## Finance

Margaret stated that Snee Farm is a solvent community. We have the lowest assessment rates east of the Cooper. She explained that we currently have \$231,000. in operating account in cash, \$105,000. in the capital account (after paying \$130,00 for Whipple fence) and \$367,000. in an emergency fund. It might not be enough, but we might not need to look for a special assessment in case of damage. There are 43 acres of common land to manage. She explained that it is the case only because of careful management of resources.

Questions from the floor concerned safe-guards to prevent Board from not managing money well. Jackie explained the Board needs to be careful and do the work efficiently. Margaret explained that the common property cannot be collateralized. Access to the financial statements can be had by contacting A+Property Management Services.

## Communications

The communications committee provides Information regarding activities that affect our neighborhood or are of interest to the residents via the entrance sign boards, email blasts or foundation website.

### Sign Boards

We have limited space for messages, so these tend to be abbreviated reminders. More information is typically available via an email blast or on the website.

### Email Blasts

Email blasts are sent out to elaborate sign board messages and to communicate relevant information to the neighborhood. This year we sent out blasts such as:

- Holiday Collection Schedules
- Johnson Tract/Club Project updates
- Courtesy notices - Community Yard Sale, JME Open House
- Safety notices - Crime Prevention Reminders, Golf Cart Law, Speed Limit, Wildlife
- Maintenance/Project notices Azalea Pruning Initiative, SCDOT Drainage Improvements

An archive of email blasts can be found on the Snee Farm CF website.

If you would like to subscribe to the email blast. you can e-mail Mario Rasgo - Communications Chair at [mrasgo@sneefarmcf.com](mailto:mrasgo@sneefarmcf.com) with your:

- Full Name
- Preferred e-mail address
- Snee Farm Address

### Website

The new website went live at the beginning of the year. It was redesigned to be a resource for residents providing information regarding:

- Our neighborhood standards/processes set forth in the Amended Declaration and Restrictions document
- The board of directors and foundation meetings
- The efforts of the various committees.
- Annual Assessments

For new or non-residents, we have information geared at getting to know our neighborhood better.

## Election of Directors

**Steve Hurst, standing in for, Chair of the Nominating and Election Committee, reviewed the procedures followed in the election process- according to the 1999 Amended Declarations and Restrictions . The members of the 2015-16 Nominating Committee were Brian Eanes , Dottie Teetor, Margaret Passailaigue, Steve Hurst, Jerry Barnett, Erble Creasman and Chris Ward**

**There are 3, 3 year terms to be filled. Five applications were received. Interviews were conducted on September 1 at SFCC by the Nominating Committee and three applicants deemed to be excellent candidates were placed on the ballot. They are: Ed Hutson,**

**Jeremy Burnham and Michael Hagedorn. All applicants must be on the deed of the Snee Farm property owned and must be a foundation member in good standing. Steve asked for nominations from the floor; as there were none, the motion was made to close the nominations, seconded and a unanimous yea passed the motion. The candidates spoke briefly except for Michael Hagedorn, who was unable to attend. and were thanked by Steve Hurst for coming forward to serve. The ballot process was reviewed. Voting commenced and was closed when all ballots had been placed in the sealed ballot boxes. The ballots were then taken out with Jackie Burnette, the representative from McCay, Kiddy and Associates, LLC to be counted on the following Monday morning (September 30, 2016).**

**Results of the election would be posted on the signboards at entrances and the website.**

**Jackie thanked the committee for their role in the process and announced The Board's appointment of the 2016-17 Nominating Committee comprised of the 2015-16 Committee members, including returning members and replacements as needed to do so, to maintain a Committee of seven members including the Chair, which must consist of no less than two Board Directors and at least one Class A Member of the Foundation as stipulated in the By-Laws They are Brian Eanes , Dottie Teetor, Margaret Passailaigue, Steve Hurst, Jerry Barnett, Erble Creasman and Chris Ward Alternates: Don Campbell and Day North**

#### **Other Information**

Nothing from Board members. Members are encouraged to call with issues.

One topic which has come up is the topic of Air B&B's and vacation rentals. Robb Kerr, counsel for the Board, spoke about the responsibility of the Board which is to enforce the rules of the ADAR. The community is now struggling with the issue of short-term rentals. Board's position must follow restrictions stated for every lot. Paragraph B states that all lots must be used for single family residences. The Board will find that Air B&B and rental by owners will be in violation. These will be addressed by Don Campbell. There are clear advantages to enforcing these restrictions. Questions should be directed to the Board and should be put in writing. A letter draft has been prepared. which will go to property owners in violation.

Questions from the floor asked how many long term rentals are evident. Probably fewer than ten.

A property owner from Daffodil Lane explained that he has owned for some time and rented. He explained that there have never been complaints. Since there have never been complaints what is to be done about existing contracts. Jackie explained that the process will be followed; the goal being the greater good of the community.

#### **Member Comments:**

Questions concerned the lack of minutes on the web-site. Jackie explained that as President her job is to oversee the minutes and that her commitment to accuracy and completeness of information has made it difficult to finish this process. As a result, these have now been amended and should now be available.

Question involved how the Board makes its decisions and Jackie explained that most are discussed at the monthly meetings and if there is a topic which needs to be addressed, it will come up at the meeting.

Dave Eckert asked about the possibility of an assessment for the stormwater expenses and Jackie explained that this would not happen.

Additional question involved the building of 29 homes in front of the golf club, and how it can impact the neighborhood. It was explained that this is a project which has Town approval and is done on private property.

**Meeting adjourned at 10:00 PM**