

**SNEE FARM COMMUNITY FOUNDATION**  
Annual Meeting and Election  
September 24, 2015 – 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, Margaret Passailaigue (Treasurer), Dorothy Clinton (Secretary)  
Dottie Teetor, Don Campbell, Ed Hutson, Barney Lynch, Mario Rasgo

**Absent:** Brian Eanes (Vice President)

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

**Introduction of:** Directors  
A-Plus Property Management – Debbie & Robert Rogers

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

**Guest Speaker:** Hillary Repik, Stormwater Manager, Town of Mount Pleasant  
Topic: Capital Improvement Program – Snee Farm Stormwater  
Rehabilitation Overview for Project's Scope, Objectives &  
Initial Schedule

It was explained that the Town has been working on the system of storm water management for many years, but the system is old and although the ditch systems are cleaned regularly there are still some areas where flooding and sink holes are a problem. To address this, the Town has employed a three year study of the drainage systems. There is a long term plan to evaluate these. Twenty million dollars in projects have been anticipated. New technologies are being used to address this. In Snee Farm the estimate to rehab the neighborhood is about \$8 million. The potential solution involves state funding for cleaning up Boone Hall Creek and input from the neighborhood will help to assess the issue which must include a water quality assessment. When the plan is in place, homeowners will be contacted to discuss easements, etc. The hope is that drainage issues in Snee Farm as a whole will be fixed.

Business cards were left for homeowners to contact her with Stormwater issues and input.

### **Standing Committee Reports**

#### **Security**

Jerry Barnett, Chair, introduced Mt. Pleasant Police Officer Blair Martin who has been a great asset to our community. Officer Martin explained that the resources of the Department have not changed, but the population of the town has significantly increased- still we are in a good place. He explained that there is an increase in the activity of coyotes in the area and that people should be mindful of this as they represent a threat to small dogs and cats. The burglaries we have experienced have been centered around the Ventura Villas area. People are reminded to lock vehicles. His cell number is (843) 973-0089 should people need to contact him.

#### **Landscape**

Dottie Teetor, Chair, explained the duties of the Landscape Committee and reported that during this past year a number of improvements have taken place. She defined the areas of responsibility under landscape: Common Area Contract Grass Maintenance – Pine Straw/Mulch – All Chemicals (pesticides,

herbicides, fertilizer) – Plants and Trees, Irrigation (new), Flower Beds, Lighting (new), Misc. Fixtures (new).

ED Hutson mapped all the lights in Snee Farm to identify those that needed pruning done around them. With that information, Tommy Boals of Mt. Pleasant Tree Service spent a week with his crew trimming the trees and shrubs to improve our lighting.

Tommy Boals, under the supervision of P.O. Mead, trimmed all the trees in the median and both sides of Parkway Drive, and removed several dead trees.

The Ashcrafts continue the maintenance of all the common areas, including mowing, pruning, dealing with leaves and maintaining the Beaumont Farm fence row.

We continue our twice yearly seasonal planting changes at all four of our entrances. We recently added more year round plant material behind the seasonal plantings at Indigo Cut. This area is problematic as it retains water. The newly planted grasses and Iris should do well under those conditions. They also do not need to be replanted every year.

The Ashcrafts have begun a major project of pruning our azaleas by thinning them from the center. This allows for more air circulation. This is a major project we began this year and will continue next year until they have all been dealt with. This method of pruning also allows greater access to the vines that grow in the shrubs.

The positive comments made concerning the entrances and other areas are much appreciated.

### **Architectural Control**

Jackie Walker, Chair, explained the structure and duties of the Committee and noted that with 890 properties over 40 years old there has been a significant increase in the number of project requests to the committee.

It is a very good thing when many of the property owners are investing in caring for and enhancing their properties. Some can be challenging relative to meeting the construction code criteria so we are careful to see that it does, including meeting with the Town if need be.

New property owners are contacted to welcome and assist them. Many need ACC related assistance as soon as they purchase. Consistently, we hear from new property owners their appreciation for SF's location, the diversity of its homes and lot sizes and the mature landscape. The governance to keep it a quality community and the private Country Club are some of the additional features that influence their decision to make Snee Farm their home.

Caring for your trees is very important for their health and longevity as well as safety - professional care can make the difference in helping them stay healthy and survive the storms. Dead, diseased and dying trees must be removed immediately for safety reasons and removal of some may be necessary for the benefit of the more valued trees. ACC approval is required for removal of any tree in excess of 6" in diameter.

The ACC must be contacted for almost everything exterior including some things that may seem otherwise. We take this work seriously, including work with the RCC to identify and resolve issues.

### **Restrictions Compliance**

Don Campbell, Chair, explained the process and duties of the Committee and related the need for its existence. He asked that people pay particular attention to details about trash collection and stressed that the maintenance of the Community is their top priority.

## **Maintenance**

Barney Lynch, Chair, advised of the areas this Committee is responsible for: Signs and Signboards, Existing Irrigation, Common Area Backflow Meters, Perimeter Fencing, Foundation Lighting, Reporting SCE&G Lighting, Gazebo, SF Street Signs, Road Signs (some maintenance & reporting), Misc. Hardscape (Benches & Birdhouses), and last but not least the Lakes (Retention Ponds).

Stormwater comes into Snee Farm from areas outside of SF and moves through. The Town does an amazing job in responding to our Stormwater issues. The Country Club shares in the cost of the lakes maintenance management - they irrigate the water to the Course. The Foundation owns the property, therefore contracts the management company. Recently the Board and the Club agreed to contract a new company to do this work, which went into effect immediately this week. We look forward to this arrangement to better serve our needs and reporting the progress to you.

Committee member, Jerry Barnett, and his wife Diana are two very committed neighbors in our community – they have been serving Snee Farm for years, whether it be volunteering on various committees, or as a paid contractor after Jerry completed his service as a Director. They do a large portion of the maintenance - they are dependable, prompt and do great work. Jerry and his family were the chosen contractor to take the role of providing the mailbox service to our property owners when Dr. Brooks retired last year at age 92 – we are very fortunate to have them as neighbors and helping us many areas.

Also, this past year, we gained the time and expertise of new Director, Ed Hudson, who is retired after 35 years with SCE&G. He is overseeing all of our electrical areas and issues.

This Committee structure, with the oversight of the Board, enables it to ensure that the areas we must maintain are being done to the quality standard we desire.

For the 2014-15 period, the Maintenance is on schedule. Most projects have been completed or will be by the end of the year. Thanks for continuing to notifying us of any Foundation maintenance issues that need attention – it is a huge help in keeping things in good order.

President Walker expressed her appreciation on behalf of the Board and the Foundation for his dedication to service and the sacrifice of his time to the needs of our Community.

## **Finance**

Margaret Passailaigue, Treasurer, reported that the Treasurer and Finance Committee are charged with safeguarding the liquid assets of the Foundation. We plan the Annual Budget with input from the various committees and work with the property management company on collections and expenditures and plan for long term projects.

We were happy this year to have sufficient funds to finish the Whipple Road Fence Project. We are solvent and have no debt. Our financials are not published on the web site since it is public. They are available to our property owners by contacting the property management company.

## **Communications**

Mario Rasgo, Chair, reported that the communications committee provides information regarding issues and activities that affect our neighborhood, or of interest, via the entrance sign boards, email blasts, the Foundation website, and the sign boards which tend to be abbreviated reminders due to limited space.

More information is typically available via an email blast or on the website. The email blasts are sent out to elaborate the sign board messages, and are a great means for timely information needing to be shared relevant to the neighborhood.

This year we sent out blasts such as:

- Holiday Trash Collection Schedule Changes
- Johnson Tract/Club Project Updates

- Courtesy Notices - Blood Drive, Community Yard Sale, JME Open House
- Safety Notices - Speed Limit, Wildlife
- Maintenance/Project Notices - Road Resurface, Fence Project, Tree Trimming and Infrastructure Topics.

If you are not already receiving these blasts, please contact me at [mrasgo@sneefarmcf.com](mailto:mrasgo@sneefarmcf.com) with your full name, preferred e-mail address, and Snee Farm address.

The website is a resource for residents as well, and anyone interested in Snee Farm. It has been newly designed and enhanced but continues to be user friendly providing useful and interesting information such as:

- Our neighborhood standards/processes set forth in the Amended Declaration and Restrictions document (ADAR)
- Information on the various Committees and the Board of Directors including contact information
- Upcoming Meetings and Updates
- And More

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

### **Election of Directors**

Brian Eanes, Chair of the Nominating and Election Committees, could not be present. Committee Member, Don Campbell conducted this Election. He thanked the other 2014-15 Nominating Committee members for their efforts who were able to complete the task – Ed Hutson, Jerry Barnett, and Erble Creasman. He attested to the Board having fulfilled all requirements of the By-Laws and the 1999 Amended Declaration and Restrictions necessary to hold and conduct this Annual Meeting and Election.

There are three seats to be filled. Three applications were received. He thanked them for applying to serve. Interviews were conducted by the Nominating Committee on August 31 at the Country Club. The three applicants were unanimously recommended to be placed on the Ballot for the three, three year terms: Dorothy Clinton, Steve Hurst, and Dottie Teetor.

He then asked if there were any nominations from the floor – there being none, he made a motion to close the nomination period; motion was seconded and passed. He asked that each candidate come forward to speak, and thanked them for their participation.

He then reviewed the voting process and asked for all ballots to be collected by Election Committee Members and deposited in the locked ballot box. He motioned to close the election; motion was seconded and passed. The ballots will be counted and verified the following day at the office of McCay, Kiddy and Associates, LLC. The results will be posted on the entrance sign boards and the website.

President Walker thanked the Committee and the candidates. She then made the following announcement: The By-Laws require that the Board's appointment of the 2015-16 Nominating Committee Members be announced tonight: Chair, Brian Eanes, Ed Hutson, Dottie Teetor, Erble Creasman, Chris Ward and Alternate, Day North (non-Director) – the Director Alternate will be determined after this election.

### **Foundation Member Comments**

M. Roden asked about the possibility of installing trash cans throughout Snee Farm to encourage residents to pick up trash. President Walker thanked her and stated that the Board would take it under advisement.

Prepared by Dorothy Clinton, Secretary

Approved by the Board Electronically on or before September 29, 2016

Attested to by Jackie Walker, President