

Farm Lake Homeowners Association

Annual Meeting (Draft ONLY)

January 8, 2024

Minutes Respectfully Submitted by Donna Burroughs, Secretary

I) Call to Order

Homeowners were notified of the Farm Lake Homeowners Annual Meeting by a post card mailed to their home address in December 2023 and posted on our Farm Lake FaceBook page. Yard signs were also posted at entrances of Phases I, II, III about details of the upcoming annual meeting being held at the Boiling Springs Public Library. There were approximately 34 homeowners present. The meeting was called to order at 6:05 p.m. by President Tim Allen. President Allen welcomed everyone and introduced the 2023 Board. The 2023 Board Members present were:

Mr. Tim Allen, President
Mr. Eric Snow, President Elect
Mrs. Donna Burroughs, Secretary
Mrs. Michelle Hyatt, Treasurer
Mr. Ken Berry, Member-At-Large
Mr. Irvin Wilson, Member-At-Large

Members absent:

Mr. Eric Turner, Member-At-Large

II) Secretary Report

Secretary Burroughs read the minutes from the previous annual meeting on February 6, 2023 . After reading the 2023 minutes, the minutes were agreed upon and a motion was passed to accept the minutes as written. It is noted that the 2023 minutes are available for viewing on the Farm Lake website www.farmlake.org .

III) Treasury Report

Treasurer Hyatt handed out the Financial Report for 2023 and read the report. As of December 31, 2023 the association had \$7,372.46 in the bank. Beginning cash balance for the 2023 year was \$6,818.82. Annual dues collected for the year of 2023 were \$25,600. Landscaping, additional landscaping, utilities (Duke Power & Broad River), sign/street maintenance, post office box and administrative costs totaled \$25,433.47. We did not place any liens on homeowners for unpaid dues in the 2023 fiscal year.

There were no questions concerning the treasurer report and the report was approved as read.

IV) Old Business

Painting Signs and Mailbox – Ad-Craft Signs had stated that they would begin painting on 44 mailboxes in the Spring of 2023 and we had prepaid \$2,475 for the painting. As of November, 2023, Ad-Craft had not started painting and was not answering messages. President Tim Allen contacted Hodge & Langley Law Firm to have them mail a certified letter to Ad-Craft requesting our \$2,475 money refunded. A response was not received therefore, Hodge & Langley Law Firm filed a Common Plea with the Court. The Judge will place a lien on any and all properties of Ad-Craft Sign. On March 6, 2024, Farm Lake Homeowners Association received a check of \$2,475 from Hodge & Langley Law Firm for reimbursement from Ad-Craft Signs for them not providing the agreed upon paint services.

Landscaping – Mr. Nelson Jones with NG Landscaping has continue as our FLHA landscaper for the 2024 year at a cost of \$5,400 for the year. There will be an additional fee of \$600 for extra shrub trimming.

Spotlight on Old Furnace Road Sign – the light was repaired several years ago. The wire from the meter is the reason the light is not working. A new line from the meter to the box would need to be done and we would have to receive permission from the homeowner to proceed with work on their property. President Allen said that he would ask Duke Power if they could run a line from a lamp post on Old Furnace to the box to make the light work.

V) New Business

Phase 4 – removed shrubs from an island area on Thorn Meadow Lane and replaced with a tree.

Signs in all Phases – a company was hired to clean all the entrance signs in all 4 phases and on Old Furnace Road. The brick and signs have never been cleaned before and needed to be cleaned.

Neighborhood Restrictions – Homeowners have over the past years not been obeying the HOA neighborhood restrictions that were put in place when the HOA was started in the late 80's by the developers. President Allen and President Elect Eric Snow have contacted a lawyer requesting information on how the HOA Board can require the homeowners that disobey to comply. *Please note that this matter was brought to a vote at the January 8, 2024 annual meeting and everyone, except 2 homeowners, was in agreeance on pursuing this matter with a lawyer. The cost of obtaining a lawyer would be \$750.

Sewage – someone brought up the question about have city sewage ran through the neighborhood. At this time, we will not have city sewage installed.

2024 Board of Directors Elections

As there were no open seats for the Board of Directors for the 2024-2025 year, no elections were held.

The 2024 Board members are:

- a) President – Mr. Tim Allen
- b) Vice-President – Mr. Eric Snow
- c) Secretary – Mrs. Donna Burroughs
- d) Treasurer – Mrs. Michelle Hyatt
- e) Member-at-Large – Mr. Ken Berry
- f) Member-at-Large – Mr. Irvin Wilson
- g) Member-at-Large – Mr. Eric Turner

Thank you to everyone willing to serve on the HOA Board.

VI) The 2024 Annual Meeting of the Farm Lake Homeowners Association was adjourned by President Tim Allen at approximately 7:07 p.m.

Handouts: 2023 FLHA Annual Meeting Minutes, FLHA Annual Financial Report FY 2023, 2024 Annual Meeting Agenda