

Farm Lake Homeowners Association

Board of Directors Meeting

May 14, 2019

Minutes Respectfully Submitted by Donna Burroughs, Secretary

I. Call to Order

The FLHA Board of Directors held a meeting on Tuesday, May 14, 2019 at the Boiling Springs Library. Members in attendance were: Tim Allen, President; Michelle Hyatt, Treasurer; Donna Burroughs, Secretary; Ken Berry, Member-at-Large; Irvin Wilson, Member-at-Large; Tina Sightler, Member-at-Large
Absent: Willie Garris, President Elect

President Allen called the meeting to order at 6:07 pm.

II. Secretary Report

Secretary Burroughs read the Board Minutes from the December 4, 2018 meeting. No changes were made. Minutes were passed as written.

III. Treasury Report

Treasurer Hyatt read the report. The bank balance as of April 30, 2019 was \$16,815.19. As of the end of April, 9 homeowners had not paid their yearly dues. Reminder letters have been mailed.

IV. Unfinished Business

Mailbox Painting – As of April 30, 2019 not all of the mailboxes scheduled to be painted in 2018 have been repaired or repainted. President Allen has spoken with Ad-Craft Signs and they have acknowledged that they should have completed the painting. Ad-Craft will credit us for the mailboxes that have not been painted and will add them to the 2019 schedule. Ad-Craft will complete the work of Farm Lake Phase III by the end of 2019 and all of Phase IV will be completed by the end of 2020. President Allen made a motion that the Farm Lake Homeowner's Association Board offer to pay half the price of a new mailbox to those homeowners whose mailbox is in need of replacing due to age. The FLHA Board passed this motion and 11 letters will be mailed out to those homeowners to see if they would pay half to receive a new mailbox from Ad-Craft Signs.

V. New Business

Garage Sales – Member-at-Large, Ken Berry stated that homeowners in Phase IV have been having multiple yard sales through the year causing traffic, parking and lawn maintenance issues. Member-at-Large Berry suggested we add a notice to our FLHA Facebook page concerning frequent garage sales cause a nuisance to the other homeowners.

Trees and Shrubs in Subdivision Roads – President Allen has noticed several homeowners have tree limbs/shrubs leaning into the subdivision road. He asked Secretary Burroughs to send a letter to each homeowner asking them to trim the limbs.

Cars without current license plates – President Allen stated that several homeowners have cars sitting in their yard or driveway that do not have current license plates or no license plates on them. Article 14 of the FLHA Restrictions states that "no vehicle may remain in the subdivision without a current license plate". He asked Secretary Burroughs to send a letter to each homeowner asking them to remove the vehicle within the next 30 days.

Bus/Transfer Tractor/Transfer Trailer or Tractor Trailer – it has been brought to the FLHA Board’s attention that a homeowner in Phase II has one of these vehicles on their property and is in violation of Article 14 of the Land Use Restrictions in our subdivision. Secretary Burroughs will write a letter to the homeowner asking them to move the vehicle to another location outside of our subdivision.

Trash Cans and Gas Tanks – Article 27 of the FLHA Land Use Restrictions states that “all garbage cans must be hidden from view”. Article 16 of the Land Use Restrictions state that “no fuel tank may be exposed to view”. It has been brought to our attention that several homeowners have trash cans and/or gas tanks visible. Secretary Burroughs will write a letter to the homeowner asking them to move/cover or relocate the items in question.

Sprinkler System at Entrance Signs – Phase I and Phase IV need to have new landscaping and it would be beneficial if there was a sprinkler system in place. President Allen and Member-at-Large Ken Berry will look at the 2 entrances to see if there is already a system and if not, get a proposal to see what the cost would be to install a new sprinkler system.

Follow-up: Both entrances do have sprinkler systems available, but the condition of these systems cannot be determined because the water supply has been turned off at each one.

Speed Limit Sign – A speed limit sign near the entrance of Phase IV has been knocked over and needs to either be re-cemented or replaced. Member-a-Large Ken Berry will take a look to see what needs to be done.

Follow-up: Sign needs to be on a longer post and further in the ground.

Farm Lake Road Stolen Signs – 2 signs have been stolen from the end of Farm Lake Road. One sign is a SCDOT sign and the other is one made by Ad-Craft Signs. The FLHA Board decided to replace those signs in 2020.

Stop Sign – the stop sign in Phase I at the corner of Farm Lake Road and Grove Park Lane needs to be cleaned. President Allen said that he would go see if he could clean it.

Best Lawn Company – new mulch is needed at the entrances of Phase I and IV. Best Lawn Company will place mulch at the entrances for an additional cost of \$132 per year. The monthly fee has been \$289 and will now increase to \$300. Best Lawn will also trim the trees around the entrance sign at Phase I.

Leland Cypress at Phase I entrance – the Leland Cypress trees on both sides of the entrance in Phase I have grown very large and need trimming or cut down due to some limbs dying. The FLHA Board will contact the homeowners on either side, Mr. Robert Murdoch and Mr. Mark Coyler, to see if the HOA planted the trees or if they did.

Lawn Maintenance along Farm Lake Road – Best Lawn Company has only been cutting the grass up to the cement drainage, once the new storage building has been completed, the FLHA Board will re-examine what to do about the grass cutting and maintenance along Farm Lake Road.

Farm Lake Road Bradford Pear Trees – the Bradford Pear trees have grown and the limbs are leaning in to Farm Lake Road. The cost to have the trees trimmed will exceed what we have available in the FLHA HOA current budget. The Board decided to look at having the trees trimmed at a later time.

Leaves – Treasurer Hyatt stated that a neighbor has been blowing yard leaves in a drain in her yard and it is obstructing the drain. She asked that a letter be written asking the homeowner to not blow the leaves in her drain.

VI. Adjourned – President Allen adjourned the meeting at 7:26 p.m.