

Farm Lake Homeowners Association

Annual Meeting

January 27, 2020

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 early January 2020. Yard signs were also posted at entrances of Phases I, II, III about details of the upcoming annual meeting being held at Boiling Springs Library. There were approximately 25 homeowners present. The meeting was called to order at 6:09pm. President Allen welcomed everyone and introduced the 2019 Board. The 2019 Board Members present were:

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

Absent:

Mr. Willie Garris, President Elect
Mrs. Tina Sightler, Member-At-Large

II) Secretary Report

Secretary Burroughs read the minutes from the previous annual meeting on January 15, 2019. . There were no questions and the minutes were approved as read. It is noted that the minutes are available for viewing at the Farm Lake website www.farmlake.org .

III) Treasury Report

Treasurer Hyatt handed out the Financial Report for 2019 and read the report. As of December 31, 2019 the association had \$1,943.79 in the bank. Beginning cash balance for the 2019 year was \$7,926.12. Landscaping, additional landscaping, utilities (Duke Power & Broad River), homeowner liens, sign/street maintenance, post office box and administrative costs totaled \$27,491.88. 2 liens at a cost of \$10 each have been placed on 2 homeowners for not paying their yearly dues. There were no questions concerning the treasurer report and the report was approved as read. It is noted that any homeowner that has questions concerning the Treasury Report may send an email to the FLHA Association Board.

IV) Old Business

Landscaping – Best Lawn Landscaping has been maintaining the Farm Lake grassy areas, signs, shrubs and spraying weed control on curbs cracks in all phases of Farm Lake. Phase 4 entrance area will be trimmed and weeds pulled in the next couple of weeks. Pear Trees on Farm Lake Road will be trimmed in the coming weeks by Ben Hamby Tree Service.

Painting Signs and Mailboxes – President Allen would like to continue the mailbox painting that was started in 2018-2019. He has contacted Ad-Craft Signs to see how much it would cost to have the signs and mailboxes painted in all 4 phases. The cost would be \$3,350 every 5 years to service the signs and \$3,000 every year to

service 45 mailboxes per year. We would have to pay half of cost before work begins and then the other half after painting is completed. Work on signs and mailboxes will begin in the spring of 2020.

V) New Business

Leash Law – Neighbors have complained of animals running loose in our neighborhood. The FLHA Board reminded everyone that there is a County Leash Law on all animals and to please be respectful of your neighbors.

Yard Maintenance – Several Homeowner's have not been maintaining their yards per the Farm Lake Homeowner's Restrictions. Secretary Burroughs will send letters to the Homeowner's asking them to abide by the Farm Lake Homeowner's Restrictions.

Neighborhood Restrictions – FLHA Board reminded neighbors that the FLHA Board exists to enforce restrictions of our neighborhood. All 4 Phases of Farm Lake have restrictions in place to assure that our neighborhood looks beautiful and maintains a high property value.

Neighbors have been complaining and are concerned with a tractor trailer that has been parked at a home on Blackberry Lane in Phase 2. The FLHA Board has sent the homeowner, Mr. Volodymyr Derkach, a letter stating that the parking of a tractor trailer in our subdivision is against the restrictions. Another homeowner, Mrs. Jane Rhinehart, defended the homeowner, as he was not present, and stated that she believes the tractor trailer to be a motor home and that Mr. Derkach should be allowed to park in the subdivision and the tractor trailer is his transportation for his occupation. The FLHA Board disagreed with Mrs. Rhinehart and stated that Mr. Derkach needs to find another location to park his tractor trailer.

Lights at Entrance – 1 new photo cell light has been installed at the entrance of Phase 4 on Mountain Range Road and 2 new photo cell lights at the entrance of Phase 1 on Farm Lake Road and Grove Park Lane.

VI) 2017 Board of Directors Elections

There were 3 changes on the FLHA Board for the FY 2020. Nominations were made: Mr. Tim Allen, Member-At-Large to replace outgoing Mr. Jeff Bugg, President. Mr. Eric Snow for President Elect to replace Willie Garris, President Elect. Mr. Willie Garris, President Elect to replace Mr. Tim Allen, Member-A-Large. A motion was made and passed.

The 2020 Board members are:

- a) President – Mr. Tim Allen
- b) President Elect – 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. Willie Garris
- g) Member-at-Large – Mrs. Tina Sightler

Thank you to all the 2019 Board of Directors members, and welcome to the 2020 Board members.

VII) The 2020 Annual Meeting of the Farm Lake Homeowners Association was adjourned by President Jeff Bugg at approximately 7:30 p.m.

Handouts: 2019 FLHA Annual Meeting Minutes, FLHA Annual Financial Report FY 2019, 2020 Annual Meeting Agenda