

Farm Lake Homeowners Association

Board of Directors Meeting

November 14, 2022

Minutes Respectfully Submitted by Donna Burroughs, Secretary

I. Call to Order

The FLHA Board of Directors held a meeting on Monday, November 14, 2022 at the Boiling Springs Library. Members in attendance were: Tim Allen, President; Eric Snow, President Elect; Michelle Hyatt, Treasurer; Donna Burroughs, Secretary; Irvin Wilson, Member-at-Large; Ken Berry, Member-At-Large.

President Allen called the meeting to order at 6:30 p.m.

II. Secretary Report

Secretary Burroughs read the minutes from the September 19, 2022 meeting. The minutes were approved as written.

III. Treasury Report

Treasurer Hyatt stated the bank balance as of October 31, 2022 is \$9,079.14. There is 1 lien on a property due to unpaid 2022 dues in Farm Lake Subdivision. Treasurer Hyatt sent a letter that they need to pay immediately. Treasurer Hyatt stated that she expects to have a balance of \$5,532.37 in our bank account at the end of December 2022.

IV. Old Business

Increase in Yearly Dues – As discussed at the September 19, 2022 Board Meeting, Farm Lake has many costly issues: maintenance, repair, and replacement expenses for all the common areas in the development. Due to these issues and other unexpected issues, the board feels that an increase in yearly dues of \$200 per year is necessary. We, as homeowners need to keep in mind that HOA fees help maintain the quality of life for the community's residents and protect property values for all owners. If all 128 homeowners pay their dues in 2022 at \$150 per year that equals \$19,200. If we increase the yearly dues to \$200, that equals \$25,600. With Duke Power and Broad River prices increasing and we pay over \$13,000 per year in power bills, the need to increase dues is necessary. The HOA Board took a vote to increase the dues from \$150 per year to \$200 per year and the vote passed unanimously. Treasurer Hyatt will mail notices of increase to homeowners prior to the 2023 yearly homeowners meeting.

Lights on Old Furnace Road – the current spot lights in the mulch beds that are lighting up the Farm Lake signs on Old Furnace Road were replaced with LED solar lights. These solar lights have quit working. President Allen will contact Reece Electrical and get a quote to see how much it will cost to have our electric lights rewired as they have a short somewhere in the line.

Farm Lake Landscaping – President Allen received a quote from Nelson Jones Landscaping to cut grass, mulch, weed, etc.. at a cost of \$6,325 per year. President Allen would like to get several more quotes before moving forward with a new company to make sure we are using our dues wisely.

Phase 4 Entrance – with fall planting season, the HOA Board would like to install shrubs on the right and left side of the Phase 4 entrance to assist with covering the power box and sprinkler box. President Allen will call to get quotes from landscapers to see what the cost would be to install 4 shrubs on each side.

HOA Board Authority – the Board has been having a lot of difficulty getting some neighbors to comply with the By-Laws and Restrictions that we have in Farm Lake. The Board has decided to contact a lawyer to see what authority the FLHA Board has in applying liens or fees to homeowners that do not comply. Does the HOA Board have the authority to sue neighbors that do not comply with restrictions. Also, ask the lawyer if we can make all 4 phases have the same By-laws and Restrictions so we won't have to go between all the restrictions to compare the differences. The Board feels that if we do not take this action, our neighborhood will continue to decline.

Broad River Electric vs Duke Power – Phases 1-3 have Broad River Electric and it is very expensive and some neighbors in Phase 4 have Broad River Electric or Duke Power. Is there any way that homeowners in all phases can choose the electric company they prefer? President Elect, Eric Snow, will contact SC State Senator, Josh Kimbrell, to see why Broad River Electric cost so much more than Duke Power and if there is any way that our neighbors would be able to choose which company they prefer.

Neighborhood Mailboxes – the previous cost of painting each mailbox in the neighborhood was \$65 each, the new cost in 2022 is \$90 each. Phases 1 and 2 are due to be painted in 2023. There are 47 mailboxes in Phases 1 and 2 so $47 \times \$90 = \$4,230$. There is also a service charge of \$25 each time AdCraft Sign Company comes out to paint. Due to these increase in prices, we will re-assess in 2023.

V. New Business

Farm Lake Homeowner's Annual Meeting – due to Covid, the FLHA Board has not held a yearly meeting since January 27, 2020. We will hold our annual meeting on either February 6, 2023 or February 13, 2023 depending on the weather. The meeting will be held at the Boiling Springs Library and Treasurer Hyatt will mail postcards with dates to all homeowner's prior to the meeting. Secretary Burroughs will re-use the yard signs from previous years and place those at the entrances of the neighborhood to inform neighbors of the upcoming meeting.

VI. President Allen adjourned the meeting at 7:35 p.m.