

Farm Lake Homeowners Association

Board of Directors Meeting

September 19, 2022

Minutes Respectfully Submitted by Donna Burroughs, Secretary

I. Call to Order

The FLHA Board of Directors held a meeting on Monday, September 19, 2022 at the Boiling Springs Library. Members in attendance were: Tim Allen, President; Eric Snow, President Elect; Donna Burroughs, Secretary; Irvin Wilson, Member-at-Large; Ken Berry, Member-At-Large. Members absent: Michelle Hyatt, Treasurer

President Allen called the meeting to order at 6:19 p.m.

II. Secretary Report

Secretary Burroughs read the minutes from the March 17, 2022 meeting. The minutes were approved as written.

III. Treasury Report

Treasurer Hyatt was absent but gave the report to the HOA Board to read. The bank balance as of September 19, 2022 is \$10,163.79. There are 2 liens on properties due to unpaid 2022 dues in Farm Lake Subdivision. Treasurer Hyatt sent letters stating they need to pay immediately.

IV. Old Business

Increase in Yearly Dues – 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. The increase will be discussed at the annual meeting in 2023. 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 will mail notices of increase to homeowners prior to the 2023 yearly homeowners meeting and discuss the increase at the yearly meeting.

Yard Maintenance in Subdivision – Board Officers have noticed several cars in driveways with no license plates, unkept sheds, driveways not paved, uncut weeds and shrubs that are growing too tall. Secretary Burroughs will look at Farm Lake Restrictions/By-Laws and see what the restrictions say about these issues. If these homeowners are in violation of the Farm Lake Restrictions and By-Laws, Secretary Burroughs will send the homeowners a letter informing them of the violation

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 do not give out enough light at night to light up the signs. 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.

V. New Business

Farm Lake Landscaping – Best Lawn Company has been cutting our grass and maintaining our mulch beds for over a year but they recently quit. President Allen will call to get quotes from other local lawn companies so our neighborhood will continue to be maintained.

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. 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. Also, Secretary Burroughs will reach out to a local HOA managing company to see how they have homeowners in neighborhoods comply with restrictions. The Board feels that if we do not take this action, our neighborhood will continue to decline.

Phase 4 Speed Limit Sign – The speed limit sign in Phase 4 has been falling over for some time. Ad-Craft Signs has said that they would come out and fix the sign but we have been waiting a while so Member-At-Large, Ken Berry, has said that he will work on re-installing the sign and maybe move the sign to a better location so it will not be mounted in the shrubs.

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.

FLHA Facebook Page – Secretary Burroughs maintains the Farm Lake Homeowner’s Association Facebook page and posts neighborhood updates and will posting if any neighbors have any special skills that would benefit our neighborhood and would they be willing to volunteer their time and skills.

Member-At-Large – since the resignation of Member-At-Large Tina Sightler, we have not held a yearly homeowner’s meetings due to Covid, therefore, this position has not been filled. We will accept nominations at our yearly meeting in 2023 to fill this position.

VI. President Allen adjourned the meeting at 7:40 p.m.