

# Farm Lake Homeowners Association

## Board of Directors Meeting

March 17, 2022

Minutes Respectfully Submitted by Donna Burroughs, Secretary

### I. Call to Order

The FLHA Board of Directors held a meeting on Thursday, March 17, 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 6:05 p.m.

### II. Treasury Report

Mrs. Michelle Hyatt, Treasurer, read the report. The bank balance as of March 17, 2022 is \$18,277.89. Mrs. Hyatt stated there are 2 liens on properties in Farm Lake Subdivision and she has sent letters asking that they pay immediately.

### III. Unfinished Business

Farm Lake Landscaping – Phase 4 entrance has 6 trees and 2 stumps that need to be removed along with the area needing some clean up. The total cost for this will be \$3,000. The work will be done by Ben Hamby Tree Removal.

New Fence at Phase 4 Entrance – A new fence along both sides of Mountain Range Road will be installed at a cost of \$3,900. The homeowners on both sides have agreed to pay for the fence as it will benefit them and help with privacy. The new fence will also reinforce the existing fence. The fence should be installed in April, 2022 by Newman Fence Company.

Mailbox Repainting – In 2020 the mailboxes were repainted by Ad-Craft Signs but the price has greatly increased in 2022 so the FLHA Board has decided to postpone repainting in all 4 phases until 2023 when the HOA has a more available cash in the HOA bank account.

Landscape Contract – Best Lawn Co. is who the HOA uses to do all landscaping in all 4 phases of Farm Lake at a monthly fee of \$300. They will trim shrubs, spray for weeds and grass and for an additional fee, install mulch at all Phase signs.

#### IV. New Business

New Lights at Phase 1 Entrance – Reece Electrical has installed 2 new spotlights at the entrance of Phase 1 due to the previous 2 lights not working. The cost of 2 lights installed was \$795.96. These lights were installed on March 10, 2022. The lights located at the Farm Lake signs on Old Furnace Road also quit working but the cost to replace those is too high so Michelle Hyatt suggested strong LED Solar Lights, she will purchase and install these and we will see how those work before proceeding with Reece Electrical installation.

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.

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.

V. President Allen adjourned the meeting at 7:33 p.m.