

Farm Lake Homeowners Association

Annual Meeting

January 27, 2025

Minutes Respectfully Submitted by Donna Burroughs, Secretary

I) Call to Order

Homeowners were notified of the Farm Lake Homeowners Annual Meeting by mailing a postcard to their home address in December 2024 and posted on our Farm Lake Facebook page. There were approximately 40 homeowners present. The meeting was called to order at 6:03 p.m. by President Tim Allen. President Allen welcomed everyone and introduced the 2024 Board. The 2024 Board Members present were:

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

Members absent:

Mr. Eric Turner, Member-At-Large

II) Secretary Report

Secretary Burroughs read the minutes from the previous annual meeting on January 8, 2024. After reading the 2024 minutes, the minutes were agreed upon, and a motion was passed to accept the minutes as written. It is noted that the 2024 minutes are available for viewing on the Farm Lake website www.farmlake.org.

III) Treasury Report

Treasurer Hyatt handed out the Financial Report for 2024 and read the report. As of December 31, 2024, the association had \$2,604.95 in the bank. Beginning cash balance for 2024 was \$7,372.46. Annual dues collected for 2024 were \$25,200. Landscaping, additional landscaping, utilities (Duke Power & Broad River), sign/street maintenance, liens, post office box and administrative costs totaled \$32,192.73.

There were no questions concerning the treasurer report and the report was approved as read.

IV) Old Business

Painting Signs and Mailbox – Mailboxes in Phases 1, 2 and 3 were painted in 2024. Mailboxes in Phase 4 were painted in 2025. The HOA has been very pleased with the work that Palmetto Mailbox Solutions Company has done.

Landscaping – Mr. Nelson Jones with NG Landscaping will continue as our FLHA landscaper for the 2025 year at a cost of \$5,950 for the year. There may be additional fees for extra shrub trimming, etc.

V) New Business

Debris from Hurricane Helene at the entrance of Phase 4 – the HOA is waiting for Spartanburg County to remove the large tree stumps from the area before we begin accepting bids for new landscaping. When stumps are removed, the HOA plans to replace the damaged shrubs and grass.

Restrictions & Covenants – the HOA has been having a difficult time enforcing the restrictions in Farm Lake Phases 1, 2, 3 and 4. Homeowners are not complying with the restrictions that were written when the subdivision was started. The HOA would like to fine any homeowner that does not abide by the FLHA restrictions, but the covenants would have to be changed. The HOA would have to contact a lawyer to see what advice they can offer.

313 Silhouette Trace – the homeowner at 313 Silhouette Trace, Phase 4, would like for the HOA to replace/repair the fence behind their home as over the years it has become damaged from weather, etc. The HOA informed the homeowner that the fence is now their responsibility as it was originally installed by the builders of the new Farm Lake subdivision and any further maintenance is the homeowner's responsibility.

Board Member Elections – due to President Elect Eric Snow and Member-at-Large Eric Turner stepping down, that left 2 open positions on the Farm Lake Homeowners Association Board for the 2025 year. Roger Goodwin was nominated for President Elect and Tammy McCraw for Member-at-Large. A unanimous vote was passed for both.

The 2025 Board members are:

- a) President – Mr. Tim Allen
- b) Vice-President – Mr. Roger Goodwin
- c) Secretary – Mrs. Donna Burroughs
- d) Treasurer – Mrs. Michelle Hyatt
- e) Member-at-Large – Mr. Ken Berry
- f) Member-at-Large – Mr. Irvin Wilson
- g) Member-at-Large – Mrs. Tammy McCraw

Thank you to everyone willing to serve on the HOA Board.

- VI) The 2025 Annual Meeting of the Farm Lake Homeowners Association was adjourned by President Tim Allen at approximately 7:10 p.m.

Handouts: 2024 FLHA Annual Meeting Minutes, FLHA Annual Financial Report FY 2024, 2025 Annual Meeting Agenda