

## **LEGACY FARM HOMEOWNER'S ASSOCIATION**

Meeting Minutes of February 22, 2003

**Present:** Henry Thompson, Gordon & Fran Ball, Bob & Robbie Cosper, Donnie & Peggy Cogsdill, Doug Halloran, Lynn & Greg Wright, Todd Burns, Shane & Stephanie Thurston, David Estes, Rhyann Smith, Christie Gaffney, Brent & Daphne Burdette, Kim Whitmire, Mike & Diane Trammell, Tommy Moore, Kenny Hilliard and Joey McKinney

**Next Meeting:** Saturday, March 8th, 9:30am, Fountain Inn Library

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### **I. Announcements**

Brent Burdette opened the meeting by introducing the current committee members: Brent Burdette (president), Joe McKinney, Ken Hilliard (treasurer), Greg Wright and Dale Grotke.

The purpose of the committee was defined: to make decisions on behalf of all homeowners regarding the maintenance of common grounds (entrance, empty lots), enforce the subdivision's covenants, and to hold regular meetings for both the committee members and for all homeowners.

The committee is open to all homeowners; membership is on a volunteer basis. In the past, it's been difficult to find people willing to serve on this committee. A recommendation was made that committee members be elected instead of relying on volunteers. For now, we will continue with volunteers. If you would like to serve on the committee, please contact Brent Burdette. If more than nine people wish to serve, an election may then be appropriate.

### **II. Discussion**

#### **Financial Statement & Budget Review**

The financial statement was reviewed, as well as the budget for 2003. The committee will hold \$2,400 in reserve to cover recurring fees (Laurens Electric for lighting, SC Dept of Revenue fee for being a non-profit organization, and an estimate for water at the entrance). Based upon monies in the account, the committee decided to act on the following items:

- Curb repair to occur in front of 202 Legacy Farm Drive - \$475.00
- Refurbish the Legacy Farm entrance sign - \$452.50

#### **Main Entrance**

Improvement of the main entrance was then discussed, including landscaping (with approximately 70 new plants at the main entrance), lighting and irrigation. The cost of this project is approximately \$5,500, and is to be **voted on at the next meeting**. Brent brought plans to the meeting for review.

#### **Leaning Light Posts**

Christie Gaffney inquired about repair status on leaning light posts in the neighborhood. Joe McKinney will check into this with Laurens Electric, and report back at the next meeting.

#### **Covenants**

Covenant violations were then discussed. Each homeowner should have a copy of the covenants, provided by the builder at the time of purchase. The committee will now actively enforce compliance. A covenant violation form was reviewed and no objections were presented. There was then some discussion of violations (non-payment of dues, unrestrained pets, fence and lawn maintenance). Brent reiterated that these violations will now be addressed by the committee.

## **Dues**

Dues were the next topic of discussion. Each numbered lot will be assessed dues, and each lot has a vote. If a homeowner has additional lots, they will have a vote for each lot they own. In order to vote, dues must be paid and up to date.

Currently, dues are \$70/year. A proposal was made to increase dues to \$100/year in order to raise enough money for a formal entrance on McCarter Road. If this is approved, it will take approximately four years to raise the funds for this project. Another alternative would be to increase dues to \$150, complete the project in two years, and then reduce the dues to \$100. This will be voted on at the next meeting.

## **Wish List**

Several suggestions were made regarding improving the subdivision.

- Replace all metal "U" channel sign posts with wood 4x4 posts to match the mailboxes
- "Slow, Children Playing" signs
- Formally landscaped entrance on McCarter Road

## **Speeding Problem**

The speed limit throughout the development is 25 mph. A discussion began regarding the posting of "Slow, Children at Play" signs to bring attention to the speed limit, and the fact that children are in the area. Speed limit signs are \$60 each. It was suggested that we vote on the signs at this meeting instead of voting at the March 8<sup>th</sup> meeting. Those in attendance agreed on the purchase of at least two signs. A suggestion was made that one of those signs be posted where Legacy Farm Drive levels out. The committee will make suggestions of where the signs should be posted, and get in touch with those homeowners affected.

## **Homeowner Directory**

Kim Whitmire is compiling a homeowner directory. To be included, please submit your information to her by March 8<sup>th</sup>. The directories will be distributed on March 31<sup>st</sup>.

## **Questions & Suggestions**

- It was suggested that minutes from committee meetings be distributed to all homeowners. This was agreed upon and will happen from now on.
- Cable spools have been left on an empty lot Windrow Lane for some time. The committee will find out who the spools belong to, and ask that they be removed.

## **III. Action Items For The Next Meeting**

The committee will report a status on the following:

- Placement of the "Children At Play" signs
- Leaning light posts
- Removal of cable spools

Homeowners will vote on the following:

- Entrance landscaping project
- Dues increase amount