

LEGACY FARM HOMEOWNER'S ASSOCIATION

Meeting Minutes of March 8, 2003

Present: Everett & Judy Thomas, Charles & Frankie Kelly, Kent Garrett, Christie Gaffney, Todd Burns, Tommy Moore, Richard Barfield, Kenny & Marie Hilliard, Gordon Ball, Stanley & Rhyann Smith, Melanie Bearden, Doug Halloran, Henry Thompson, Joe McKinney, Lynn & Greg Wright, Dianne Trammell, Donnie & Peggy Cogsdill, Deason & Amanda Smith, Lorraine McAtee, Beverly Estes, Kathy Dudley, Kim Whitmire, Brent & Daphne Burdette

Next Meeting: TBA

I. Announcements

Brent Burdette introduced two new committee members, Tommy Moore and Kim Whitmire. He also requested two more volunteers. If you're interested, please contact Brent.

II. Discussion

Updates:

- Leaning light posts were corrected on February 26th. Due to recent rains and wind, two posts must be corrected again. Laurens Electric has been contacted to do this, and to replace the burned out bulb on Windrow.
- After several phone calls and a personal visit, Brent convinced Charter to pick up their cable on March 6th. Spools of cable had been abandoned on an empty lot on Windrow Lane for some time.
- The entrance sign should be finished and back by Friday, March 14th. Work completed on the entrance includes pressure washing of the wooden fence (thanks to Joe McKinney) and Thompson Water Seal applied to keep the wood from fading (thanks to Brent and Daphne Burdette, and Charles Kelly).
- Two "Slow, Children at Play" signs and posts have been purchased. The following families have volunteered their yards to install the signs in: Estes, Grotke, Whitmire & Kelly. Brent asked for volunteers to install the signs. If you can help, please contact him.
- Curb repair to occur in front of 202 Legacy Farm Drive has been scheduled.
- At the last meeting, it was requested that any committee meeting minutes be distributed to all homeowners. After consideration, it was decided to provide the minutes upon request in order to keep costs down of copying and distributing minutes. A copy can be e-mailed, or you may view a copy by contacting Brent Burdette.
- The committee also discussed providing HOA meeting minutes via e-mail to everyone with an e-mail box. Please notify us of your e-mail address if you have one.

Reminders:

- Directory information due to Kim Whitmire today, March 8th. Directories will be published and distributed by March 31st.
- Prior to construction, the Architectural Committee must approve all improvements of lots (pools, fences, outbuildings, etc). Carol Roper and Sandra Roper are on this committee.
- Although the covenants have not been enforced in the past, they will be from here out. Please review your copy to make sure you're in compliance. Violation forms from recent complaints were mailed on Friday, March 7th.

New Business

- The HOA now has a PO Box. Please send all dues, correspondence, etc to:
Legacy Farm HOA
PO Box 402
Fountain Inn, SC 29644
- The budget was briefly reviewed for the benefit of those not at the previous meeting. Currently, there is \$10,544 on the books. Of that, \$2,400 will be held in reserve for recurring expenses. After

repairing the sign and accounting for the cost of curb repair, which leaves \$7000 for improvements to be voted on.

- A motion was made to move any excess monies into an interest bearing account to earn money. There was concern this may invalidate the tax status of the non-profit organization. However, it's a good point and will be reviewed at the next committee meeting on March 11th to discuss the ramifications of such action. The motion was removed until further information can be obtained.
- A point was brought up that Greenville County is responsible for the roads inside the subdivision, and it was suggested that they are probably responsible for the curb as well. It was recommended that we check into this before moving forward with curb repair.
- Kent Garrett requested that any grievance not be discussed among other neighbors. He requested any complaints directed to him be addressed to him, or to the committee. This brought up the fact that any grievances brought before the committee are strictly confidential and will not be discussed outside the committee. They will also not be mentioned in the public version of committee minutes.
- Ballots were then distributed and Kent Garrett expressed concern on **Item 2 proposed increase of dues**. He felt it unfair for owners of multiple lots to pay full dues on each lot owned. The covenants were reviewed, and it's stated that dues are to be assessed on each numbered lot. The committee agreed to discuss this topic at the next committee meeting to be held on March 11th, and make a ruling on it.
- There was brief discussion on Item **3 Front Entrance**. After contacting 15 landscape companies, only six would actually provide a quote regarding improvement of the front entrance. All quotes would not guarantee plantings unless some type of irrigation system was also installed. A late quote was received this week, but was \$400 higher than the two quotes the committee elected to vote on, so was not considered. Quotes were provided by Durant Ashmore and Superscape, and the designs were passed around for review.
- The floor was then opened for questions on the ballot. **Item 1 Committee Spending Authority** was discussed. It was confirmed the amount being voted on is a yearly figure. The largest amount spent by the committee in the past was approximately \$500. **Item 4 Speed Bumps** was discussed. Please vote on each street, you do not need to reside on the street to vote on it.

General Discussion

- There was a recommendation to add family pictures to the directory. This will be discussed at the next committee meeting on March 11th to determine if it's feasible.
- It was announced that absentee ballots would be delivered to mailboxes immediately after the meeting. Richard Barfield brought up the point that leaving information in mailboxes is illegal and the post office could press charges. Ballots will be hand delivered where possible.