

LEGACY FARM HOMEOWNER'S ASSOCIATION

Meeting Minutes of September 20, 2003

Present: Everett & Judy Thomas, Charles & Frankie Kelly, Gordon Ball, Donnie & Peggy Cogsdill, Tommy Moore, Kim Whitmire, Beth Armstrong and Susan Godfree-Thom

Next Meeting: TBA

I. Announcements

- Tommy Moore introduced two new committee members, Beth Armstrong & Susan Godfree-Thom. He also requested volunteers for the committee, including the chairperson position. If you're interested, please contact Tommy.

II. Discussion

- Tommy reviewed the terrific job Durant Ashmore did on the front entrance. He completed the work when he promised he would, and after he finished, he came back and installed more lights and a few additional plants at no further charge. Tommy then asked if there were any comments or concerns about the entrance, and there were none.
- The committee hired Dustin Westmoreland to keep the entrance looking good, starting in October. For a flat fee of \$50/month, Dustin will keep the entrance weeded, the bushes and trees trimmed, the ditch cut behind the sign, and keep grass from neighboring lawns from invading the bed. Dustin estimates weekly visits Spring through Fall, and at least once a week (or more as needed) through the winter months.
- Several years ago, additional street lights were requested. At that time, locations of additional street lights were to be selected, and lights to be installed when Laurens Electric installed lighting in Phase III. This never happened, and it was requested that we look into why, and if it was something that could be done now.

Kim Whitmire contacted Laurens Electric and found the following:

- The HOA would have to pay for the lights/installation up front, and this would be anywhere from \$100-\$1000 per light, depending on the difficulty of boring from the street to the power grid (avoiding gas lines, sprinkler systems, driveways, etc).
- The installation would only be an 8" trench, but the equipment brought in to dig the trench would leave a path several feet wide, so the homeowner would need to repair the lawn afterwards, and a raised mound would remain where the trench was dug.
- Each light would increase the monthly power bill from \$13-\$25/month.

After reviewing this information, it was determined the funds in the budget would not cover adding street lights at this time. We may want to let the funds build up, or consider raising dues to cover this expense if the community wants to move forward with this recommendation.

- Kim Whitmire reviewed the drainage ditch issue with June Roper, who also checked with Paul Gault, their attorney, and the engineer Roper Brothers worked with when creating the ditch. She confirmed that the ditch met Greenville County specs as is, and each property owner that backed up to the ditch owned the property to the middle of the ditch. Her recommendation for any erosion problems was for each home owner to plant grass or some other plant material to stop the erosion (as long as the flow of water is not blocked). She also stated that according to the covenants, the HOA committee is not responsible for the drainage ditch, only the common areas of the subdivision.

Everett Thomas then brought up that he had a drainage problem in his yard. The storm drain in front of his house no longer allowed water to flow freely to McCarter Road, but backed up in his yard. He contacted Greenville County about running the pipe all the way out to the road. He was told they would do the work at no charge if he would provide the materials, which he did.

Tommy Moore said that Shane Thurston had also been in touch with Greenville County and had been given approximately the same info. Tommy agreed that this issue needed to be looked into further by the HOA Committee.

- Tommy then reviewed the 2003 financial statement and went over monies spent this year, with estimated power and water bills through the remainder of the year. This leaves approximately \$1,830.33 in the budget at the end of the year, barring any further expenditures. He then reviewed the 2004 Budget, and with all expenses we know about at this time, it appears we'll end the year with approximately \$2,000. At this time, the HOA Committee has no projects planned for next year.

Reminders:

- Any structure erected on property must have prior approval of Architectural Committee before construction begins. Submit plans in writing to Carol or Sandra Roper for approval (fences, pools, structures)
- The speed limit is 25MPH; please observe this & ask your guests to observe it as well. There was a recommendation that children playing in the road be more aware of traffic. There have been several instances where drivers have had to stop and wait for children to clear the road.
- 2004 HOA dues of \$70 per numbered lot are due by January 31, 2004. Please remit to PO Box 402, Fountain Inn, SC 29644.
- All homeowner's should have a copy of the covenants; a copy is available on the website at <http://legacyfarm.tripod.com>, or request one from Kim Whitmire.