

ANDERSON FARMS ASSOCIATION

BOARD MEETING MINUTES

The board met on Thursday June 27, 2024, in the conference room at Woodside Communities sales office in Aiken, South Carolina.

Wesley Elijah, President, called the meeting to order at 3:00 pm. Present were Scott Lycett, Vice President, Diana Peters, Secretary, Katherine Cromer, Treasurer, Gary Stebler, Resident Director, Teresa McCombs, Farm Board Member, Diane Hartman, Homeowner, Jim Ayers, Homeowner and Phyllis Poore, Homeowner.

Minutes from the February 15, 2024 meeting were reviewed and approved.

The President's report was given by Wesley Elijah.

General Discussions:

- Financials for May 2024 and YTD (January – May 2024) were reviewed.
- Phase III C and C+ were released on Thursday, June 27th. 14 lots in Phase III C and 6 lots in Phase III C+.
- Phase III D (14 lots) is on track to be completed in the 4th quarter of 2024.
- Additional perimeter fencing along the east side of the community has been installed.
- The Farm Board would like additional signage for trails stating AFA owners only. The Farm Board is to identify the location of problem areas where they would like the signage to be placed.
- Additional street lighting has been requested and we are waiting on Aiken Electric Coop to install.
- Motorized vehicles and non-owners have been seen on the trails and in yards causing problems. Owners were advised to call public safety to report this activity when it is happening.
- SC Bluebird Society has installed 5 new nest boxes throughout the community.
- Communication to owners was discussed to find the best way to get alerts, notices, etc. out to owners.
- Speed limit signs have been ordered and will be installed.

Upcoming Events:

- Developer Sponsored Events
 - Happy Hour with Aiken Equine Rescue at the riding arena will be held on July 13th from 6:30pm – 8:30pm.
 - Live Music at Cherry Park will be held on September 28th from 5pm-7pm.
- Annual meeting will be held in September. Date and time to be set.

Motions:

- The event registration form was brought up for vote to approve as written – 1st and 2nd motions acknowledged and approved.

The meeting was adjourned at 4:00pm.

Respectfully submitted,
Katherine Cromer, Treasurer

2:18 PM

06/27/24

Accrual Basis

Anderson Farms Association Inc
Profit & Loss Budget vs. Actual
 January through May 2024

	Jan - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Revenue			
Annual Assessments			
Bridgewater	5,280	5,280	0
Anderson Farms	40,020	40,020	0
Total Annual Assessments	45,300	45,300	0
Initiation Fee			
Bridgewater	750	0	750
Anderson Farms	2,250	1,125	1,125
Total Initiation Fee	3,000	1,125	1,875
Total Revenue	48,300	46,425	1,875
Total Income	48,300	46,425	1,875
Gross Profit	48,300	46,425	1,875
Expense			
Area Maintenance Cost			
Landscape Maint. - Entrance	3,527	3,126	401
Landscape Maint. - Trails	3,169	2,870	299
Landscape Maint - Arena/Pond	1,500	1,650	(150)
Landscape Maint. - Cherry Park	2,925	2,925	0
Mulch/Pinestraw	1,088	1,100	(13)
Turfgrass/Chem Apps	704	1,690	(986)
Utilities - Lighting/Well	1,740	1,450	290
Amenity Maint-Barn,Coop,Garden	1,930	1,430	500
Road and Storm Water Maint	600	600	0
Fence Repair/Paint	815	1,125	(310)
Miscellaneous	253	125	128
Repairs & Maintenance	324	625	(301)
Total Area Maintenance Cost	18,574	18,716	(142)
Administration Expenses			
Liability Insurance	271	270	1
Administrative Fees	53	55	(3)
Postage	26	25	1
Taxes	25	25	0
Total Administration Expenses	375	375	(0)
Real Estate Taxes	2,300	2,298	2
Total Expense	21,248	21,389	(141)
Net Ordinary Income	27,052	25,036	2,016
Other Income/Expense			
Other Income			
Late Fees	35	0	35
Total Other Income	35	0	35
Net Other Income	35	0	35
Net Income	27,086	25,036	2,050

2:14 PM

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Accrual Basis

Anderson Farms Association Inc

Balance Sheet

As of May 31, 2024

	May 31, 24	Apr 30, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Account	44,119	47,368	(3,249)
Road Maintenance Reserve	4,860	4,740	120
Total Checking/Savings	48,979	52,108	(3,129)
Accounts Receivable			
*Accounts Receivable	0	725	(725)
Total Accounts Receivable	0	725	(725)
Total Current Assets	48,979	52,833	(3,854)
TOTAL ASSETS	48,979	52,833	(3,854)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	4,965	3,977	988
Total Accounts Payable	4,965	3,977	988
Other Current Liabilities			
Accrued Road Maintenance	4,860	4,740	120
Total Other Current Liabilities	4,860	4,740	120
Total Current Liabilities	9,825	8,717	1,108
Total Liabilities	9,825	8,717	1,108
Equity			
Unrestricted Net Assets	12,067	12,067	0
Net Income	27,086	32,048	(4,962)
Total Equity	39,154	44,115	(4,962)
TOTAL LIABILITIES & EQUITY	48,979	52,833	(3,854)