

## Brown's Farm HOA Board Meeting Minutes July 12, 2016

In Attendance: Denise Hindes, Scott Boetig, Jim Maer, Valerie Makant, Kirk Mayes, Judy and Powers Garmon. Kirk Mayes served as President in Virginia's absence.

The Garmons requested a copy of the approval for their neighbor's fence at 5461 Pegamore Creek Way. They also requested the names of the people who approved the fence and the date of approval. The Garmons feel the fence is in violation. The Garmons were provided with the requested information.

Powers Garmon has been accepted as a new member of the Architectural Control Committee. Judy expressed a desire to join the HOA Board in November. They both expressed a desire to help keep Brown's Farm beautiful. Sue Belvo has also been accepted as a new member of the ACC.

Approval of the June minutes was tabled because several board members were absent due to family obligations and travel. The minutes were not present for approval.

Pool: Scott Boetig presented an estimate of \$505 for installation of 2 timers with covers for the pool area mushroom and slide. Jeff Kinsey is the electrician. This project and estimate was approved by the Board.

Social Committee: The Dive-In Movie on Saturday July 9 and Sunday July 10 was well attended.

All-In-One discussed the budget and said everything looked good. There are few delinquent families. Board members approved the implementation of having All-In-One Management preview all ACC requests to ensure guidelines are met. Denise will check for compliance of all requests prior to ACC receiving the requests. Regarding the property at 638 Owl Creek Dr, Board agreed to take the delinquency off the books. This foreclosed home has been re-purchased by Gavlan Properties.

Landscape/Common Property: Due to limited attendance for Board Members at this meeting the discussion regarding fencing along Holland Rd and Due West Rd was tabled for this month.

Clubhouse: Valerie spoke of a need to find a new maid service. Billing is difficult and communication has been difficult with current service. The maid service has not consistently cooperated with letting Valerie know when they are on the property. The Board approved a search for a different service. Previous bill for maid service has been paid.

Tennis: Pete Hilbig is still working on getting the Gates repaired.

New Business: Kirk Mayes agreed to ask the County about re-paving the neighborhood roads.