

October 11, 2016 Brown's Farm HOA Board meeting minutes

Attendance: Debbie Pelfrey from All-In-One, Kirk Mays, Karen Grattafiori, Ginny Rendini, Scott Boetig, Pete Hilbig, Valerie Makant, Powers Garmon, Tiffany, Tracy Constable, Jim Maier.

All Board minutes, after approval, should be sent to Pam, at All-In-One.

ACC Issues: Regarding 5461 Pegamore Creek Way: The Ramirez family wants to retain their 5ft fence and they have declined the HOA's offer to rebuild the fence according to guidelines. The Board agreed to recommend to the ACC that they allow the Garmons to have a fence slightly over 5 ft to cover their neighbors' fence which was approved in error and is not in compliance.

713 First Cotton Dr was sent a violation letter regarding height of fence asking homeowner to reduce height of fence because it was not approved at the current height of 5 ft.

The shed located at 576 Owl Creek Dr: homeowners wanted to know if they could alter the shed to make it comply. The Board says no because sheds are simply not allowed.

Fencing along Due West Rd and Holland Rd—Denise from All-In-One has not provided a letter for our review. The Board cannot move forward until that is done.

All-In-One to have attorney send a letter regarding pallets at 807 Weeping Willow.

Current members of the ACC are Sue Dameyer, Kathy Rutan, Jim Maier, and Powers Garmon.

Pool: Pete Hilbig- Regarding Pool gate quotes for repairs, the estimate from Iron Man is about \$3500 for both gates with closers. Pete will get more estimates.

Board noted that a few homeowners complained about the pool closing too early. If fall break for the schools next year is early in September, the Board will consider leaving the pool open longer.

Social Committee: Karen Grattafiori -The Chili Cook-off is November 12, Sat. from 5:00-7:00pm. A bounce house has been reserved and will be at the clubhouse around 3:30. December 4th has been set for decorating the clubhouse and Dec 10th is the Brown's Farm Holiday Party.

Clubhouse: Valerie Makant – Scott has agreed to order more paper towels for the exterior bathrooms. A few lightbulbs need to be replaced in the clubhouse. Valerie will contact Dave Brown and Ken Houseman regarding the battery for the security cameras. Valerie will ask Pam from All-In-One to put Valerie's name and contact information on the MyBrownsFarm website so that residents will know who to contact regarding clubhouse reservations.

Financials: Financials provided by All-In-One. There were no questions regarding the financials.

Landscaping: Kirk Mays—There is a tree that may be dead between the tennis courts and the playground. The Board decided to wait until Spring to see how it looks and take action at that time if the tree is, in fact, dead. Tree roots are lifting up a section of Court 4. Ginny agreed to take a look at that. The shrubbery in front of the picnic table is too tall and needs to be cut back.

Tennis: Scott Boetig – The team money has been collected. There are no scheduling complaints. Denise Hindes needs to check with the people who resurfaced the courts, Court Makers. Debbie Pelfrey of All-In-One will contact Marshall with Court Makers to work on the ripples and bubbles that are in the court surfaces. Court reservations are updated on the mybrownsfarm website.

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Miscellaneous: The County has pushed back their repaving project for the neighborhood. The Board wants to consider having the parking lot re-paved at the same time.

2017 Budget Considerations: The Lazy River will need a new cover. We may need to repaint the deck coping (edge directly around the edge of the pool).

Board Elections are coming up at the end of the year.