

Brown's Farm HOA Board Meeting

March 14, 2017

Attendance: Kirk Mays, Scott Boetig, Karen Grattafiori, Durland McCaslin, Pete Hilbig, Jim Maier, Denise Hindes.

ARC Issues: Jim Maier – Fencing along Due West and Holland Rd: 2 homeowners, Ricky Dawkins and Cory Sauvageau, presented a proposal to share expenses with the neighborhood. If this proposal were approved, the five homeowners with the fence on their property would contribute \$5,000 (\$1,000 each) and the neighborhood would have a special assessment of \$100 per household to raise an additional \$20,000. Denise Hindes explained that the Board can approve assessments up to \$250 without neighborhood vote. The fence issue was tabled.

A homeowner addressed the Board to object to the tone of a compliance letter he received. Denise explained that his letter was a routine form letter that is sent out for all compliance issues. He was offered additional time to address his issue regarding the painting of his garage door.

Another fence issue was resolved. The fence was inadvertently built the wrong height. Homeowner asked for an exception. Since the fence in question is not very visible from the road and does not affect others, the Board approved the exception and the fence can remain as built.

Pool: Pete and Durland – The Splash Inc contract for 2017 was approved.

The pool season will be May 6 through Oct 2. The season will be extended to include fall break due to many requests.

The Pool monitors are being selected.

Some of the water lines in the Pump room broke and are being repaired. Denise will send a plumber to improve the valve system.

Pool rules have been updated and reviewed. Denise will print them for distribution with the wristbands.

Pool Gate repairs have been completed.

Wristbands and the combination will be distributed May 6 (opening day) and May 13 to homeowners in good standing from 8:00am through noon at the pool.

Pool covers need to be replaced. Denise will get estimates.

Social: Karen –

A neighborhood cookout is being considered for the pool opening.

Karen will find out if the neighborhood still has an official greeter for new residents.

We are considering a new neighborhood directory.

Clubhouse: Kirk (in Valerie's absence)

Will get estimate to replace 8 chairs since the current chairs are dirty, worn and one is broken.

Financial: Denise Hindes – All financial look fine. A few homeowners still need to pay their annual dues.

Landscaping: Kirk – The main entry sign needs some repairs. Also, some pine trees near the tennis courts may need to be cut down.

Tennis: Scott – The Board approved a summer tennis camp (the same as last year). Also, the tennis courts have some cracks that may need attention.

Miscellaneous: The road resurfacing is still on hold with the County. Scott will preside over the meetings in April and May.