

Brown's Farm HOA Board Meeting

May 9, 2017

Attendees: Rob and Amy Geiger, Scott Boetig, Durland McCaslin, Kirk Mays, Pete Hilbig, Jim Maier, Valerie Makant, Cory Savageau, John Wicek, John Weidinger (All-In-One), Jeanne Duebell (All-In-One), Karen Grattafiori, Dave Brown, Powers Garmon, Kelly and Kris Greer, Bart Edwards, Becky Edwards

Fence facing Due West and Holland Rds : Cory explained that he and other neighbors received a letter from All-In-One stating the homeowners need to take action within 10 days regarding the fence. That was not the intent of the Board. The proof for that letter from All-In-One did not say anything about 10 days. Scott, acting as President, apologized to the homeowners and explained there was not supposed to be a 10 requirement for action, in fact, it was the Board's intention to give the homeowners extra time to work out their individual plans for fence repair. John Wicek said he has lived here for 20 years and never had to pay for maintenance of a fence. Some people stated that most of the homeowners in the neighborhood have spent many years maintaining their own fences – even fences that border the Brown's Farm property. Dave Brown was consulted regarding past Board decisions and subsequent discussions with an attorney. The attorney advised the Board not to maintain fences on homeowner's private property. The Board will take a look at the survey and consider whether the sprinkler system and lawn care for the area along Due West and Holland Rds are on community property.

Kelly and Kris Greer had a question regarding the basketball court. Kirk said he would take a look at the whole playground and basketball/volleyball area. Kris asked about equity between tennis facilities and other facilities. Kelly says the basketball court needs resurfacing and the hoop needs work. John Weidinger to get with Kirk regarding costs for repair and refurbishing the area.

There was a complaint about some homes having cars parked on the street all of the time. The Board agreed it would be good to place a message on mybrownsfarm.com regarding this. If cars are parked on the grass, All-In-One will take care of it if someone could send them a picture.

5393 Owl Creek Point: Adjoining neighbors of this property attended the meeting so they could ask the Board if the homeowners had received the proper approval before starting work on clearing their backyard. The complained of heavy equipment being used. They voiced concern over the drains that are in place to keep the creek from flooding property nearby. They are concerned about erosion. The Board explained that the homeowners did receive prior approval. The county had inspected the project to protect the flood plain and drains. There was concern that the area would be used as a dirt bike trail. The homeowners said this was not true.

ARC: John Maier followed up from last month and said a shed request was not approved.

Pool: The pool opening was successful. Opening day was cold.

The pool filters were maintained; the gate was mended; the ceilings of the rest rooms were cleaned and mold removed. One Board member suggested that an automatic light be installed in the pump room since the light switch is so inconveniently located. Pool violations as noted by Splash were addressed. Pool Monitor is Hanna Woodward for times when Splash will not be available. It was noted that the fluorescent lights in the men's restroom need replacing. Dave Brown volunteered to check on getting the pool covers repaired. John W has agreed to look at the sponge for the tennis courts and to also find

out how much sealant is needed for the courts. He will call Southeast Tennis Supply. Color match for the sealant was determined to be most important. Chuck Limpert has agreed to seal the cracks after being provided with sealant.

Social Committee: On May 24th is scheduled for the End of School Year pool party. Amy Wight to help co-ordinate with Karen Grattafiori.

Clubhouse: The Board believes Calvary Children's Home may be interested in picking up the old chairs from the clubhouse. Valerie said she would check into that. Bids were accepted for pool table repair. The least expensive company was chosen: Level Best Billiard. John Maier to work on getting that done. Someone suggested Javier Painting for clubhouse interior. Also, Jeff Culp has been suggested. The painting of the clubhouse was put on hold until next month.

Damaged Sign: John Wiedinger agreed to work on getting information to replace the "non Handbills" sign that was damaged by a homeowner. Homeowner has agreed to pay for the damages. Pete had previously checked to see if the sign could be repaired and it has been determined that repairs aren't possible.

Financials: All looks good.