

Brown's Farm HOA

Board Meeting

November 14, 2017

Attendance: Kirk Mays; Pete Hilbig; Durland McCaslin; Karen Grattafiori; Jim Maier; Powers Garmon; Denise Hindes; Meghan Hindes ; Matt Carlton; Lauren McLeroy; Stephen Quaile; John Wincek; Mike Barnes ;Beth Manella; Jamie Brown; Dave Brown.

Due West and Holland Rd fences: The fence along Due West Rd and Holland Rd is in disrepair and needs attention. The homeowner with the fence want Brown's Farm (BF) to maintain and/or replace the fence. BF wants the five homeowners to maintain and/or replace it. Kirk Mays displayed the original neighborhood plat showing that the fence is on the private property of the homeowners involved. All-In-One pointed out that BF is not allowed to make repairs on non-community property. The five homeowners feel that since BF has maintained the fence since the neighborhood began, BF should continue to maintain the fence and replace it if necessary. BF has offered to split the cost of replacement with the homeowners, but the homeowners turned that offer down. An estimate for replacing all 600 feet of fence is approximately \$20,000. BF has sent a letter to the affected homeowners requiring them to maintain their fence. The 5 homeowners are upset. Dave Brown, past Board President, explained the prior history of the fence.

ARC: Jim Maier reported on some approvals and denials. A 5 ft. fence was approved in error in the past (it should have been a 4 ft fence for approval). The approval made in error is not to be used to set a precedent, but the fence approved in error can remain.

Pool: Numerous concerns were expressed as to the effectiveness of our Pool Monitors; the cleanliness and maintenance of the pool and the bathrooms as well as Splash Management. Posting of hours for monitors and contact information for Splash Management was requested by homeowners. Hot water shower stalls are not required due to grandfather clause in County regulations. The pool gate needs attention. Ironman has been contacted. Durland suggested repairs be made to the hinges and deadbolt.

Social Committee: Karen Grattafiori- Christmas Party will be in the Clubhouse on Dec 9th from 7:00pm – 11pm. Disc Jockey BYOB.

Clubhouse: Interior painted by Jeff Culp. Valerie hired a new cleaning service which includes tennis bathrooms when pool is closed.

Financial: All-In-One reports on budget and collections. The Reserve Study is underway. We are in good shape.

Landscaping/Playground: We are receiving quotes to replace basketball goal, resurface the court and mulch the playground.

Tennis: Court cracks are going to be sealed. Some pine trees need to be removed.

Elections: Next month, Dec 12th. Discussion on how to achieve a quorum and possible candidates.

Miscellaneous: Mailboxes need to be repainted soon. Possible color choice of black.

