

Brown's Farm

October 14, 2018

Board Meeting Minutes

1. Biannual Assessment
  - Vote passed to raise dues \$50 per year (additional information on upcoming needs on next page)
2. ARC Communications
  - Home owners expressed concerns about individuals doing projects without approval.
  - Home owners must get approval before any exterior work is done.
3. Playground
  - Sand has been added to the volleyball court.
4. Pool
  - New Pool Contracts are being bid out, to be reviewed at next meeting
5. Social Committee
  - Halloween Parade on 10/31, food at 5:15 and parade at 5:45
  - Pictures with Santa, December 1<sup>st</sup> 4-6, please register online for a time slot.
  - Women's Ornament Exchange December 6<sup>th</sup>, 7:00pm
6. Clubhouse
  - Please remember to abide by all rules when you are renting the clubhouse. Do NOT up tape up on the walls. Several "hooks" have been added for hanging, do not add more.
7. Newsletter – Ad space is available for purchase
8. Tennis
  - Quote is requested for adding pickleball lines to court 4.
  - Additional table has been purchased.
9. Landscaping
  - New landscaping contracts are being bid out, to be reviewed at next meeting

## Annual Assessments Increase Rationale

1. Subdivision is over 20 years old
2. Some amenities are in need of repair. Our pool pump room is a mess and is in need of updating - we don't have money budgeted to fix this
3. This past year we had storm damage not covered by insurance
4. At the request of many, we spent money upgrading the playground and basketball areas
5. We have spent money upgrading the pool (slide and mushroom) and are looking at much more expenses when we resurface the pool. Pool resurfacing is expected to cost as much as \$40,000
6. Our existing pool contract has an automatic price escalator. We are rebidding this contract
7. Likewise, we are rebidding the landscaping contract to make sure we are getting the lowest cost.
8. Assessments have not gone up in over the last 10 years. However, inflation rate over that same 10 years is over 17.5%
9. Our Capital Reserve Study indicates that we are underfunded by \$40,000 to \$100,000.
10. The Capital Reserve Study recommended that we increase annual dues by \$140 or \$70 every six months. The Board has agreed to a more modest increase of \$50 per year.
11. If we do not build up our capital reserves, we may be forced to assess each home perhaps \$200 or more at a later date. We don't want to do that.
12. We have cut costs where we can. We have changed internet and phone service saving us a great deal of money
13. We are looking at different ways to invest our reserves so we may receive a better interest rate.
14. At the request of many, the board approved a facelift for the signs and mailboxes that will occur later this year.
15. The exterior of the clubhouse needs repainting as well as the front and rear entry signs.