

HOA Board Meeting Agenda

Tuesday, November 8, 2011

Present: Dave Brown, Ken Houseman, Karen Beaver, Mark Cranford, All In One, Jim M

Absent: Bill Jones

- October Meeting Minutes Approved
- ARC Communications-Jim M- No issues
- Pool Discussion
 - Pool proposal request for 2012, waiting on one more quote from Bill Jones
 - Life Guard is the choice, finalize bids and vote
 - Pool Furniture-Ordered, to be delivered after first of year.
 - Bill Jones-Plan for selling the existing pool furniture
 - Landers use of Pool (previous board commitment)
 - Board will honor agreement previous board approved
 - Landers immediate family would include David and Debra Landers
 - Guests must be escorted by David and/or Debra Landers, limited to immediate family which includes Son, Daughter in-law and grand children.
 - Fee for these privileges is annual dues paid by all Browns Farm Home owners, which is \$318 in January, and \$318 in June, which is due no later than February 1 and July 1 of that year.
 - Should the payment be late or not received, the Lander's privilege to use the Brown Farm's pool amenity will be permanently revoked .
- Social Committee Information-Karen Beaver
 - Christmas Party-December 10, 2011
 - Christmas tree is to be up by Dec 2
- All-In-One Property Management
 - Need Nominations-Due November 17 to All-In-One
 - Need to send out Ballots-To be sent out after Nominations are in
 - Annual Meeting Notice and Proxy Ballot will sent out November 21
 - New Board will be announced at the annual meeting on Dec 13, 2011
 - All-In-One to handle
 - Financials-Current
 - Checking balance \$22, 088
 - Reserve Balance \$53,104
- Club House (MARK WILL BE ON THE BOARD UNTIL ITEMS ARE RESOLVED)
 - Timeframe for cancellation of scheduled event should be written into the agreement for rental. 7 day notification was agreed upon.
 - HVAC guy to install thermostats for dummies
 - Oven is installed, granite still needs to be trimmed for proper fit. Completed by December 10. Board approved for Mark to have this done, budget of \$300 for this.
 - Fabric for Shadow box that needs to be reworked.-Delivered to Karen Beaver for fabric selection and reworking- up date on when we can hang it up?
 - Mark to get a cost for cleaning windows inside and outside. David to give Mark information on quote.
 - Meeting this Friday with HVAC Maintenance Group

- Temperature needs to be left at 62 F when renters leave the clubhouse, 68 F is to high and will cost us a lot of money

- Landscaping/Common Property-
 - Flowers are out
 - Rain Gauge has been fixed, and added another gauge by flagpole
 - Dave will solicit neighbors via BF Bay and the Website to see interest in home owners wanting to remove Pine Trees. Once response is received Dave will solicit pricing from tree removal companies.

- Tennis-
 - New divider net-SE Tennis provided price of \$850, board put on hold until old screen is not functional.
 - Need new roller pads, Karen will inventory on Thursday

- New Business
 - Paint the sidewalk in front of the slide with the tan paint and mix with sand to provide texture. This will be done after the Pool closes and before it opens in the spring.
 - Concrete at top of stairs on left hand side, will painted at the same time as the slide side.