

Old Farm Homeowners Association
Board of Directors Meeting
Wednesday, April 26, 2017
7:00 PM – Grace Community Christian Church - 2100 Rosemont Ave

Board of Directors Meeting Minutes

- 1. Call to order:**
 - a. Gary Spitalsky called the meeting to order at 7:00 pm.
- 2. Determination of Board Quorum:**
 - a. All board members were present.
- 3. Approval of meeting minutes for February 22, 2017:**
 - a. The Board members reviewed minutes.
 - b. Motion to approve meeting minutes was made by Jodie Gergel and second by Joan Willoughby.
 - c. Motion carried.
- 4. New Business/Unfinished Business:**
 - a. Updates from Covenant committee
 - i. Applications:
 1. 3 application were received; 2 approved and 1 pending.
 - ii. Violations:
 1. 2 were noted.
 - b. Board of Director Positions: President Vice President, Secretary, Treasurer, Member at Large.
 - i. Positions were filled as follows:
 1. President – Joan Willoughby
 2. Vice President – Jodie Gergel
 3. Secretary – Cathy Gordon
 4. Treasurer – Gary Spitalsky
 5. Member at Large – Noel Gergel
 - ii. Motion to approve positions was made by Joan Willoughby and second by Gary Spitalsky.
 - c. Jimmy McGee Park Updates:
 - i. Clean up day at the Jimmy McGee Park – Sat. May 6th
 1. Times 10:00am until
 2. Rain date = 5/13
 - d. Community Yard Sale:
 - i. Set for Saturday, June 3 with rain date of June 10.
 - e. Illegal Yard Waste Dumping:
 - i. A letter was sent to homeowner about the proper procedure to dispose of yard waste.
 - f. Window Air Conditioning Units:
 - i. This was determined to be an exterior change, therefore, homeowner is required to fill out and submit an architectural change form.

- ii. Covenant Committee will work on language to put into a new guidelines and will bring it to the board.
 - g. Painting of Curb around circle island on Brecken Dell:
 - i. City of Frederick engineer inspected and stated everything is OK, there are no issues.
 - h. March 2017 Financials (public):
 - i. Financials were reviewed.
 - ii. Gary Spitalsky reported there still is money in the bank.
- 5. Next Meeting:**
 - a. Wednesday, May 24, 2017 at 7:00 pm.
 - b. Location – Grace Community Church.
- 6. Open Forum:**
 - a. Resident asked for a letter to be sent from the management company to another resident to keep limbs trimmed that hang over the public sidewalk and to keep sidewalks swept.
 - b. Diane will check to get cost from lawyer to send letters to those homeowner who are delinquent in paying their assessments.
- 7. Executive Session (Board members only):**
 - a. No discussion was required.
- 8. Adjourn:**
 - a. Motion made to adjourn by Joan Willoughby at 7:54 pm and second by Cathy Gordon.
 - b. Meeting adjourned.

Respectfully submitted by,

Cathy A. Gordon

Cathy A. Gordon, Secretary