

Old Farm Homeowners Association
Board of Directors Meeting
Wednesday, August 26, 2015
7:00 PM – Grace Community Christian Church - 2100 Rosemont Ave

Meeting Minutes

- 1. Call to Order:**
 - a. Randy Jones called the meeting to order at 7:05P.
- 2. Determine Board Quorum:**
 - a. Randy Jones, Cathy Gordon, Gary Kantner, Jim Owens, Gary Spitalsky and Diana Booth of Sunshine Management
- 3. Approval of Meeting Minutes of June 24 2015:**
 - a. Minutes were read by Cathy Gordon.
 - b. Motion to approve by, Gary Spitalsky and second by Jim Owens.
 - c. Motion carried.
- 4. New Business/Unfinished Business:**
 - A. Violation Hearing concerning a fence violation was discussed.
 - a. There was discussion by the board.
 - b. Gary Spitalsky made a motion to deny the appeal and uphold the covenants committee decision. Corrective action will be provided within 60 days was requested of the homeowner.
 - c. Voting results were 5 in favor of motion.
 - B. Community Facebook Page:
 - a. Nothing new to report.
 - C. Updates from the Covenants Committee-ARC Applications-Violations:
 - a. The Covenants Committee report was given by Joan Willoughby. In the past month:
 - i. 0 applications were received.
 - ii. 0 applications were approved.
 - iii. 0 is still pending.
 - iv. 10 violations
 - D. Sink Hole Update between Old Farm Condo and Basketball Court:
 - a. Contractor to repair deficiencies within one month.
 - E. Flower bed along Old Farm Drive.
 - a. Turf Management will weed along soccer field tree line.
 - b. The board asked them to itemize their billing statement each month.
 - F. Townhome owner requesting trees be planted in common area behind the home at 2120 Breckendell Court.
 - a. There was discussion.
 - b. Jim Owens made a motion not to replace trees.
 - c. Voted on and motion carried.
 - G. New Attorney:
 - a. The board members are to review her qualifications.
 - b. Discussion to be held at next meeting.

- H. Snow removal of 2015/2016:
 - a. Board requested Sunshine Management to get 3 bids.
- I. Budget 2016:
 - a. Dianna to start creating new budget.
 - b. A Draft budget will be presented at the September meeting.
- J. Website:
 - a. Dianna will be posting update information.
- K. July 2015 Financials (public)
 - a. No comments upon review.
- 5. Next Meeting Wednesday, September 23, 2015 @ 7:00P at Grace Community Christian Church.
- 6. Open Forum:
 - a. Randy Jones thanked residents for attending.
 - b. Cathy Gordon request from Jim Owens, president the condo HOA the status of the removal of trash container in the condo parking lot facing Old Farm Drive.
 - c. Jim Owens stated they should be removed by September meeting.
- 7. **Executive Session (Board members only)**
 - a. Delinquent accounts were discussed.
- 8. **Adjourn:**
 - a. Motion made to adjourn by Jim Owens at 8:15 pm and second by Randy Jones.

Respectfully submitted by,

Cathy A. Gordon

Cathy A. Gordon, Secretary