

Old Farm Homeowners Association  
Board of Directors Meeting  
Wednesday, October 28, 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 7:00P.
2. **Determine Board Quorum:**
  - a. Randy Jones, Cathy Gordon, Gary Kantner, Jim Owens (absent), Gary Spitalsky (arrived after start of meeting) and Diana Booth of Sunshine Management.
3. **Approval of Meeting Minutes of September 23, 2015:**
  - a. Minutes were read by Cathy Gordon.
  - b. Motion to approve by, Gary Kantner and second by Cathy Gordon.
  - c. Motion carried.
4. **New Business/Unfinished Business:**
  - A. Updates from the Covenants Committee-ARC Applications-Violations:
    - a. The Covenants Committee report was given by Gary Kantner.  
In the past month:
      - i. 1 application was received, ARC requested additional information.
      - ii. 0 applications were approved.
      - iii. 15 are still pending.
      - iv. 11 Past violations:
        1. 4 have been corrected.
        2. 7 require follow up.
      - v. 4 New violations:
        1. Letters of notification were sent.
  - B. Condo HOA payment to Old Farm HOA:
    - a. Jim Owens was not present, discussion tabled.
  - C. Budget 2016:
    - a. Gary Spitalsky made a motion to accept.
    - b. Gary Kantner second the motion.
    - c. Motion carried.
  - D. September 2015 Financials (Public):
    - a. Sunshine Management could not provide update due to hospitalization of their representative.
    - b. Diana Booth of Sunshine Management reported that an Old Farm CD has matured.
    - c. Diana Booth of Sunshine Management will investigate and recommend on how to proceed with CD.
5. Next Meeting Wednesday, November 18, 2015 @ 7:00P at Grace Community Christian Church.
  - a. No December meeting due to the holidays.

- b. Wednesday, January 27, 2016.
6. Open Forum:
- a. September issues:
- i. Three large trees will be removed in the condo area. Removal is required due to up-rooting and leaning towards the condos. (No status provided at meeting due to Jim Owens absence).
  - ii. Condo air conditioning unit area will continue to be upgraded (No status provided at meeting due to Jim Owens absence).
  - iii. New fencing will be installed around condo trash corrals (No status provided at meeting due to Jim Owens absence).
  - iv. Jim Owens will notify the City of Frederick that there are trees overhanging the walk way in the Jim McGee park that need to be trimmed (No status provided at meeting due to Jim Owens absence).
  - v. The 4 large green trash containers still remain in the condo parking lot adjacent to Old Farm Drive. The containers are to be relocated after the installation of the new corral fencing.
    1. Gary Spitalsky will email Jim Owens requesting an update.
  - vi. The trash bin corral on Bristol Drive needs a new gate (not part of OFHOA).
    1. Diana Booth of Sunshine Management did contact the City of Frederick.
    2. City of Frederick stated that this is in their plans of action.
    3. She will follow up and respond by next meeting.
- b. October issues:
- i. Condo Sidewalks:
    1. Gary Spitalsky will send a letter to the Jim Owens, Condo HOA president, stating that there are sidewalks needing repair.

**7. Executive Session (Board members only)**

- a. Delinquent accounts were discussed.
- b. A number of accounts have been turned over to our attorney.

**8. Adjourn:**

- a. Motion made to adjourn by Gary Spitalsky at 7:55 pm and second by Gary Kantner.
- b. Meeting adjourned.

Respectfully submitted by,

*Cathy A. Gordon*

Cathy A. Gordon, Secretary