

Old Farm Homeowners Association
Board of Directors Meeting
Wednesday, February 24, 2016
7:00 PM – Grace Community Christian Church - 2100 Rosemont Ave

Meeting Minutes

1. Call to Order:

- a. Gary Spitalsky called the meeting to order at 7:00P.

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 October 28, 2015:

- a. Minutes were read by Cathy Gordon.
- b. Motion to approve by, Jim Owens and second by Gary Kantner.
- c. Motion carried.

4. New Business/Unfinished Business:

- A. Turf Management: Bill Coarse in attendance.
 - a. Mowing to start second week of April
 - b. Mulching to start first two weeks of March
 - c. Board to meet and establish requirements for tree pruning in common areas around the townhomes.
- B. 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.
 - ii. 0 applications were approved.
 - iii. 1 is pending.
 - iv. 4 Past violations.
 1. Discussion was held concerning the pipe safety railing in front of a home. A motion was made by Jim Owens to accept railing as they were installed within ADA guidelines. There is a stipulation that the railing be removed prior to resale of the residence. Randy Jones second the motion and the motion was approved by the board
 2. Establishment of guidelines for Solar Panels
 - a. The ACC will meet and establish guidelines for the installation of solar panels in accordance with existing Federal regulations.
- C. Condo HOA payment to Old Farm HOA:
 - a. Jim Owens reported that there was nothing to update the Condo HOA has not meet for the last two months. He will report back after the next meeting.
- D. Relocation of 4 dumpsters in the parking lot facing Old Farm Condo

- a. Jim Owens stated instead of removing the dumpsters the Condo HOA is requesting bids to have trash corrals installed in a location where the dumpsters are to be relocated. This is to be completed in the spring of 2016.
- E. November, December 2015 and January 2016 Financials (Public):
 - a. No discussion at this time.
- F. Website:
 - a. Missy Bryant will contact the webmaster about updating the website monthly with community activities.
- 5. Next Annual Meeting Wednesday, March 23, 2016 @ 7:00P at Grace Community Christian Church.
- 6. Open Forum:
 - a. No discussion at this time.
- 7. **Executive Session (Board members only)**
 - a. Delinquent accounts are in good standing.
- 8. **Adjourn:**
 - a. Motion made to adjourn by Gary Spitalsky at 8:45 pm and second by Cathy Gordon.
 - b. Meeting adjourned.

Respectfully submitted by,

Cathy A. Gordon

Cathy A. Gordon, Secretary