

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