

Old Farm Homeowners Association  
Board of Directors Meeting  
Wednesday, June 22, 2016  
7:00 PM – Grace Community Christian Church - 2100 Rosemont Ave

## **Board of Directors Meeting Minutes**

- 1. Call to order:**
  - a. The meeting was called to order by Gary Spitalsky at 7:00 pm.
- 2. Determination of Board Quorum:**
  - a. All members were present.
- 3. Approval of meeting minutes for May 25, 2016:**
  - a. Minutes were read by Cathy Gordon.
  - b. Motion to approve meeting minutes by Randy Jones and second by Gary Kantner.
  - c. Motion carried.
- 4. New Business/Unfinished Business:**
  - a. Updates from the covenant committee.
    - i. Applications:
      1. 0 received
    - ii. Violations/Follow ups:
      1. 3 violations noted
    - iii. Establish Guidelines for Solar Panels:
      1. Board reviewed the existing covenant guidelines. There were several updates, additions and corrections. A motion was made by Gary Spitalsky and second by Randy Jones, that once the guidelines are edited in accordance with the discussion, they will be final and are to be posted on the website.
  - b. Relocating of 4 dumpsters in the parking lot of Old Farm Condos:
    - i. Sunshine Management did send a letter requesting that the dumpsters be removed to Swank Management (Condo HOA) with no response.
    - ii. Sunshine Management will send an email weekly to the president of the Condo HOA.
    - iii. Sunshine Management will send a certified letter to the president of the Swank Management (Condo HOA) requesting that the dumpsters be removed.
  - c. April 2016 Financials (public):
    - i. HOA is in good standing was reported by Gary Spitalsky.
    - ii. An Old Farm resident question the amount that was charged to the association for snow removal. Diana Booth of Sunshine Management will investigate and report back.
- 5. Next Meeting:**
  - a. Wednesday, July 27, 2016 at 7:00 pm.

- b. Location – Grace Community Church.
- 6. Open Forum:**
- a. The covenants committee will do a “walk through” on June 26, 2016.
  - b. A resident request that the HOA board investigate the addition of an asphalt walking path to be installed from Old Farm Drive side walk to run alongside the “soccer field” to connect to the walking path that runs parallel to Ambleside Court.
  - c. Jimmy McGee Park: (Update) Gary Spitalsky contacted the Frederick City Parks & Recreation to review the park condition and appearance. He was instructed that the City of Frederick will review after July 1, 2016 (new fiscal year).
  - d. A resident request the that the Board look into having more “tot” friendly playground equipment installed at the Old Farm Drive playground.
  - e. A resident was concerned about the condition of their neighbors back yard. The resident was asked to take photos of the yard in question and send them to Sunshine Management.
  - f. A resident was concerned that recycling bins were not being returned to the proper resident. The resident was asked to call the City of Frederick about this issue.
  - g. It was report that the sewer cap had been fixed on Old Farm drive.
- 7. Executive Session (Board members only):**
- a. Delinquent Owners.
    - i. Delinquent accounts are being monitored and are in good standing.
- 8. Adjourn:**
- a. Motion made to adjourn by Gary Spitalsky at 8:15 pm and second by Cathy Gordon.
  - b. Meeting adjourned.

Respectfully submitted by,

*Cathy A. Gordon*

Cathy A. Gordon, Secretary