

Old Farm Homeowners Association
Board of Directors Meeting
Wednesday, July 27, 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 board members were present.
- 3. Approval of meeting minutes for June 22, 2016:**
 - a. Minutes were read by Cathy Gordon.
 - b. Motion to approve meeting minutes by Gary Kantner and second by Randy Jones.
 - c. Motion carried.
- 4. New Business/Unfinished Business:**
 - a. Updates from Covenant committee
 - i. Applications:
 1. 1 received.
 - ii. Violations:
 1. On June 26th covenant committee completed a “walkdown”.
 2. Results from the “walkdown” are as follows:
 3. 18 Violations were identified.
 4. Seven letters were sent out stating the violations.
 5. Letters will be sent out for the 11 remaining violations.
 - iii. Establish Guidelines for Solar Panels:
 1. 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. Gary Spitalsky was advised at the Condo HOA meeting that the dumpsters will be moved.
 - c. Jimmy McGee Park:
 - i. Joan Willoughby contacted Frederick City Parks & Recreation to review the park condition and appearance. After much discussion and review, the Frederick City Parks & Recreation representative is working to improve the park. At the time of this meeting Frederick City Parks & Recreation had already started some clean-up work. The Frederick City Parks & Recreation representative later informed Joan that the city would work to improve the park. Details will follow.
 - d. Website:

- i. Current website person resigned and Diana Booth of Sunshine Management will update accordingly.
 - e. May 2016 Financials (public):
 - i. HOA is in good standing was reported by Gary Spitalsky.
 - ii. Still open - 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, August 24, 2016 at 7:00 pm.
 - b. Location – Grace Community Church.
- 6. Open Forum:**
 - a. At the last HOA meeting on June 22, a resident requested 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 (Reference: June 22, 2016 minutes, paragraph 6b).
 - i. A motion was made by Randy Jones to get a quote to mulch, weed and edge a path from the Old Farm sidewalk to the city walking path. After lengthy discussion by the board, the motion was withdrawn by Randy Jones.
 - ii. It was determined that the board did not have time to address such an undertaking. It was suggested by a board member that maybe a committee would investigate the possibility of adding a connecting walking path in this area.
 - iii. After the meeting was adjourned 4 residents meet to discuss the possibilities.
 - b. At the last HOA meeting on June 22, a resident requested the Board look into having a
 - c. more “tot” friendly playground equipment installed at the Old Farm Drive playground.
 - i. After some discussion, it was determined to wait on this request until the board finds out how Frederick City Parks & Recreation upgrades the Jimmy McGee park.
- 7. Pothole on Cheltenham Court:
 - a. The resident that reported the pothole was advised to report it to the city.
- 8. Executive Session (Board members only):**
 - a. Delinquent Owners.
 - i. No discussion was held.
- 9. Adjourn:**
 - a. Motion made to adjourn by Gary Spitalsky at 7:57 pm and second by Randy Jones.
 - b. Meeting adjourned.

Respectfully submitted by,

Cathy A. Gordon

Cathy A. Gordon, Secretary