

Annual Community Meeting Minutes

Saturday, June 21, 2014

Location: Butler Farms

Present: Shaun Becker, Board Member

Jamie Davis, Treasurer

Kim Nassif, Secretary

Terry Potter, ARC Member

Four members of the community

Called to order by Kim at 1:30 pm

Treasurer's report- Jamie said that we went from a fiscal year to calendar year that is why statements now will be mailed out in the spring. Our equity is \$227,072.96 with a net income so far this year of \$24,147.19. We still have ten to twelve homeowners who owe more than \$600.

President's report- (read by Kim)

Since the last meeting, we have worked to establish solid legal foundations for the HOA to ensure we can enforce non-compliance with the Covenants and Restrictions – both in terms of property maintenance as well as annual dues. We engaged Hamstead and Associates, LLC to do the legal work and the resulting documents have been distributed to all homeowners. We have a functioning ARC comprised of Joe Trenary as Chair, with Tom Steele and Terry Potter as members. They conducted a drive-around in April and letters for property non-compliance went out in early May. We are in the process of

determining the status of this work and will be taking the next step(s) in July. Another aspect of this work was to shift the deadline for annual dues earlier in the year. There are somewhere near 10-14 homeowners whose accounts are past due (over \$600). In July we will be notifying those homeowners whose accounts are past due that unless we receive a signed commitment to a payment plan, we will be placing interest-bearing liens on their properties and taking further legal action – at their expense – to collect the funds.

Secretary's report- Kim is the welcome wagon for new neighbors in our community. Kim sent out statements for 2014 and two other mailings. She organized the community garage sale. She has been working with Pete and The ARC preparing property non-compliant letters, as well as letters for undeveloped lots and homes under construction or improvements. She is tracking all non-compliance letters for the ARC and sending responses to home owners. She has gone to town assessor's office to check on addresses. Kim is also working on getting an updated list of residences to the board members. She has also prepared secretaries report and minutes.

Questions and Answers:

Q: Can we publicize bad debt to other property owners?

A: We will have to check with Pete and the lawyer.

Q: What is being done about the shed in front of house on Fantasia?

A: That was one of the reasons that we obtained the lawyer.

Q: Can we have the annual meeting during the week and in the evening?

A: Jamie said that according to the covenants the annual meeting is to be held the third Saturday of June.

Q: Shaun asked that since the sign was painted at the entrance of Gala could we also have the sign painted at the McDonald entrance.

A: We will bring that up at the board meeting, but seemed logical.

Q: Could we put Christmas decorations out at the entrances like other developments do?

A: We do not have power available there. Then it was asked if we could do it with batteries?

Q: Can something be put on the icy roads especially Gala which was very bad this year.

A: There seemed to be a consensus that something more needed to be done than was done last year. We will have to discuss that with the board and who ever plows this year.

Q: Why lot 119 has not been mowed by owners?

A: The ARC is looking into that and letters went out to all undeveloped property owners that they had 30 days to mow 20 ft. from the road.

Q: When is house going to be completed on Granny Apple Way?

Why is this house allowed to have a pole barn? According to the covenants and restrictions it is not allowed.

A: The ARC will look into this

Q: What is all the traffic with the house at the end of Cahill? There is traffic at all hours even very late at night.

Q: Can something be done to thin the deer out, there were so many last year.

A: It will be brought up at the board meeting.

Discussions:

It was pointed out that there have been a couple of break-ins in the community, one being a garage. Be sure to keep all doors including garage doors locked.

The new Board Member announced: Mike Nassif will replace Dan Duylea.

Adjourned at 2:26 pm