

Farmwood East Home Owners Association

OCT 5TH, 2021

7.00 PM

ON ZOOM

MEETING CALLED BY	Sarah Stevens
ATTENDEES	Delores Slaten, Lal Vishin, Sandra Beck, Tom Breslin and Tom Morgan

AGENDA

FINANCIAL	<p>Tom started with the latest status of HOA dues received so far. He indicated that there are ten home owners who have not paid so far. Tom requested that Sarah send out a reminder eMail using the draft, that she had shared with the board, quite a while back.</p> <p>Tom then presented the YTD Income/Expense statement, with projected expenses till year end. Overall YE outlook looks good, despite a couple of surprise expenses, for front end tree service and Sprinkler system repairs & recertification. Our YE cash position looks good and the board decided to add to our Capital Reserve fund by some amount, at year end.</p>
NEIGHBORHOOD MAINTENANCE	<p>Delores indicated that the front end sprinkler system has been repaired and recertified for SmartWater. At Sandra's request, she will seek help to reset the sprinkler controls, and also mark up the front end entrance shrubbery areas for aeration and other yard maintenance. There was some discussion about the Digital speed sign installed at Rachel's request by MH Police, having been deployed with wrong orientation (should be facing motorists coming into the neighborhood). Rachel who was not on the call, maybe able to follow-up on this. Sarah indicated that MH Police have offered to host a session on Neighborhood Watch for interested home owners. Tom Breslin indicated that he is ready to install the black pole, to replace the U channel that was removed by the town, but needs some help with digging a hole for that. Sarah volunteered her sons to help him with that.</p>
COMMUNICATION & SOCIALS	<p>There was a good bit of discussion about the fact that the number of homeowners who have not paid their dues is growing year to year, and we need to be more disciplined in sending out reminder eMails on a more frequent basis, right after the expected due date mentioned in our notices.</p> <p>Sarah indicated that an outdoor Neighborhood Social with Food Trucks and all, does not look feasible, until we get a good feel for how many in the neighborhood would be willing to actually commit and participate.</p> <p>We also agreed to hold our annual all homeowners meeting via Zoom in mid November.</p>
MEETING FOLLOW-UPS	<p>Sarah => Send out a HO Dues payment reminder eMail to the 9 out of 10 homeowners, highlighted in Tom's latest status file.</p> <p>Sarah => Send out an eMail to all homeowners, about neighborhood party, interest in attending a Neighborhood Watch session and an invitation to the annual all homeowners Zoom call on 11/18 @ 7PM.</p>

	<p>Sarah/Tom => Develop agenda items and Financial reports (to be presented) for the annual all homeowners meeting.</p> <p>MaryG => Status update on personal engagement with 3 homeowners who we know have paid in the past, and can be expected to do so again.</p> <p>Delores => Share with Tom any delta costs involved in the recertification of our Sprinkler system.</p> <p>Rachael => Follow up with MH Police to see if the Digital Speed sign can be re-oriented.</p> <p>Lal => Update the FEHOA Mailing Label dBase for use by Delores for sending out the HO 2022 Dues notices.</p> <p>All => Send any agenda items for the annual HO meeting, to Sarah.</p>
NEXT MEETING	<p>Next Board Meeting will be replaced by our annual all homeowners annual meeting. Sarah has scheduled that for Thursday November 18, 2021 at 7PM, and she will shortly send out an eMail with the ZOOM link information.</p>
CLOSING	<p>Sarah concluded the meeting by thanking everyone for attending.</p>