

Country Oaks Homeowners Association Annual Meeting Note – 05/31/23

The meeting was called to order at 7:00 at the Farmington Public Library, with 38 homeowners in attendance along with 8 Board members.

Board members were introduced.

Board membership was covered, and a vote was taken to add a new board member, Adam Benish. The addition was approved unanimously. Adam provided his background, history, and why he wanted to join the Board.

Grounds: Mike Isabella discussed the latest and planned activity for the grounds. He updated us on the use of Troy Clogg for grounds servicing, along with True Green. The most significant activity has been the enormous amount of storm damage to the commons and the expense of dealing with it. He then went into detail on the budget and plans for the grounds and improvements. We have also found the areas targeted for improvement were most effectively dealt with, focusing on removing weeds and replacement with grass in those areas. Homeowners then expressed their specific concerns and issues. Additional follow up and discussion on those issues will be required.

Path Maintenance: Jessica covered the latest status on the path work, including repair work done last week, follow up work, and limitations on sealing at this time due to budget management and limitations. Regular bacterial or algaecide treatments will start, after the pump is functioning, to help control algae blooms and seaweed.

Pond improvements: Carter presented the latest project to improve and manage the pond. The bubblers, pumps and aerators were not working after the recent overhaul, and the vendor is coming back out to address. The next project will be sludge removal to improve the health of the pond and shorelines, within approved budget guidelines.

Animal Control: Allison discussed the goose control project. Goosworks was brought in and removed 3 nests successfully. However, due to avian flu restrictions by the state, additional actions cannot be taken this year.

Playgrounds. Allison also did an update on the surface material selection and replacement for the playgrounds. New mulch will be added soon.

Scott reviewed our current use of the Country Oaks website, our expenses, and our interest in reducing the effort to maintain the website or use of an alternative.

Architecture. Rick reviewed the committee activities and raised his very strong concerns regarding the previous actions on removal of sheds, and his proposed actions to be considered to be taken by the Board. He also referenced the homeowner vote currently being taken on whether to approve sheds or not, and the subject of grandfathering in existing sheds. The Board currently is planning to hold off on any action just until we actually see exactly what the homeowner vote indicates and move forward based on whatever they decide.

During related ballot discussions, one resident made a comment concerning the ballot recommendation addressing the existing untethered position of the Architectural Committee as part of our board.

Budget: Scott did a full review of the budget, status, limitations, including recurring items, one-time projects from the capital budget, i.e., the sinking fund. He also reviewed the latest collection activity involving a handful of delinquent homeowners and actions being taken. He noted that we successfully recovered a substantial amount (including both dues and all legal expenses incurred), resulting from a foreclosure action.

During general discussion, Michael noted that he will be following up with Bob Turner on the issues he expressed in the meeting and working with him to resolve these things.

Meeting adjourned at 9:00.