

May 3rd, 2021 Board of Directors Meeting Minutes

Location: garage of 2310 Bluebird Dr.

Time: 5:30 - 7:00 pm

Board Attendees: Vann Hilty, David Weinberg, Carrie Gray, Bilge Betsey, Scott Midler, Mike Noonan

Others: 5 non board members

Items Discussed:

- Update on Maintenance: Total Turf contract in effect, mowing to begin the week of May 3rd. Spring cleanup completed.
- Nomination of Scott Midler to position of Vice President
- Nomination of Ben Wolpoff to position of Chair of Architectural Committee
- Discussion of the Association to use the current fence reserve funds to replace the existing perimeter fence bordering Sunset and Plateau Rd. Only those portions of fence will be replaced whereby the homeowner has given permission to enter the property and replace the fence.
- Discussion of the Association preparing a written proposal to be brought to the homeowners for the purpose of amending the current Association Declaration to include an authority to own and maintain the perimeter fence in the future. It shall take a majority vote for an amendment to the Declaration (93 homeowners).
- Discussion of the budget that can be seen at [Financials \(fachoa.org\)](http://nebulaweb.com/47cb3bf44e0403cd74a6b878064ca78c?AccessKeyId=136E8E04D660EA0ACB31&disposition=0&alloworigin=1). The board feels that the reserves are in excess. Therefore, the recommended budget has expenses for 2021 to be paid from reserves with no dues payment necessary for the year of 2021.
- Selection and process discussion on next HOA general meeting: June 14th 2021 at 6pm

Items Voted Upon:

- Scott Midler voted to position of Vice President
- Ben Wolpoff voted to position of Chair of Architectural Committee
- Agenda for upcoming General Meeting:

The first is the approval of the budget that can be seen at [Financials \(fachoa.org\)](http://nebulaweb.com/47cb3bf44e0403cd74a6b878064ca78c?AccessKeyId=136E8E04D660EA0ACB31&disposition=0&alloworigin=1) or at:

<http://nebulaweb.com/47cb3bf44e0403cd74a6b878064ca78c?AccessKeyId=136E8E04D660EA0ACB31&disposition=0&alloworigin=1>

The board feels that the reserves are in excess. Therefore, the recommended budget has expenses for 2021 to be paid from reserves with no dues payment necessary for the year of 2021.

Secondly, as we hope you have heard, the Farm at Creekside Homeowners Association has been collecting \$60 every year as part of its dues for the purpose of maintaining and replacing the perimeter fence that borders Sunset and Plateau Rd. This does not include the current backyard fencing of homes that backup to Watersong.

It was understood that the FACHOA owned the fence and had an easement for maintaining the fence. It turns out this understanding was incorrect. The FACHOA does not own the fence, nor does it have an easement to maintain the fence. Therefore, the Association asked for legal advice on what to do with all the monies collected. (The lawyer's advice can be found at www.fachoa.org , click on Menu Item Attorney Review).

We have created 3 resolutions to cover the budget and fence replacement/maintenance.

1. Vote Yes or No. Be it resolved that the budget as described shall be approved.
2. Vote Yes or No. Be it resolved that a quorum of homeowners (minimum of 28 homeowners) shall approve of the Association to use the current fence reserve funds to replace the existing perimeter fence bordering Sunset and Plateau Rd. Only those portions of fence will be replaced whereby the homeowner has given permission to enter the property and replace the fence.
3. Vote Yes or NO. Be it resolved that the Association shall prepare a written proposal to be brought to the homeowners for the purpose of amending the current Association Declaration to include an authority to own and maintain the perimeter fence. Note: It shall take a majority vote for an amendment to the Declaration (93 homeowners).

In the event that neither 2 or 3 are approved, the board shall create a written proposal(s) on how to use the reserve fund that are currently tagged for replacement of the fence.

- HOA general meeting: June 14th, 2021 at 6pm.