

# MARTINS FARM BOARD MEETING MINUTES

January 22, 2005

Board members present: John Pendleton, Brian Cooper, Mary Pat Sloan and Carolyn Narreau

Residents present: Marian Black, Paul Cherry, Nancy Mineo, John Owen and Mike Sloan

## December Meeting Minutes:

Last month's minutes were reviewed and approved.

## ARC:

Mike Sloan, Chairman of the ARC, updated the board regarding the ARC's plans. Mike is currently designing and putting into use a computer system that would track each home's ARC requests, approvals, changes and violations. Currently a hard copy file exists for each home. The entire neighborhood will be divided into sectors, and ARC members will evaluate each area monthly. Consistent enforcement of covenants is a top concern.

The ARC will have their organizational meeting later today and Mike will report back to the board next month.

## Other Committees:

Social - Carolyn Narreau nominated Mayra Owen as chair for the social committee. Mary Pat Sloan seconded. The committee includes Mayra Owen, Carolyn Narreau, Janis Holmes and Mike Sloan. Our budget has been increased to allow for "welcome" baskets for new residents, decorations for the front entrances, and more social activities.

Budget - The budget committee has been disbanded and will be handled through the treasurer.

Tennis - Tony Bligh was nominated by John Pendleton for the chair and Mary Pat Sloan seconded. John will discuss the neighborhood rules with Tony before the tennis season begins; someone from our subdivision must attend ALL home matches.

Security - The discussion regarding this committee was tabled until next month's meeting.

#### Budget:

John Pendleton reviewed the 2004 year end budget. H&R Block will do the tax returns for the subdivision.

The board discussed the 2005 budget. Money has been allocated for resurfacing the pool and minor repairs. The board approved the 2005 budget with a few minor adjustments.

#### Yard of the Month:

The "Yard of the Month" program will be revamped to include the following:

During the months of April, May, June, July and August, two houses will be chosen (each month) from the entire subdivision as yards of the month. The winners will each receive a \$25 gift certificate to Pikes Nursery and have the sign in their yard for the month. During October (for Fall) and December (for the holidays), two houses will be chosen as winners and will receive \$100 gift certificates to Pikes as well as the sign. The winners will be chosen by the four board members; board members are not eligible.

#### Martins Farm Website:

Brian Cooper suggested changes to our website to include more information. He will make updates and further discussion will take place at February's board meeting.

### Newsletter:

Carolyn Narreau suggested changing the meeting minutes/ newsletter to two separate entities. The meeting minutes will continue to be issued as soon as possible after the monthly board meeting. A separate newsletter will be issued quarterly and will include information of interest such as new families, residents' accomplishments, etc. The board discussed and decided to go ahead. The first newsletter will be issued at the end of March.

### Electrical/Lighting Issues and Concerns:

John Owen brought up a problem with the breaker box in the pump room at the clubhouse. When he and Peter Narreau were checking the timer for the tennis lights they discovered an apparent short in the system. Also, the timer for the tennis lights does not work.

Other concerns include: the lights at the front of the entrance do not work correctly, the lighting in the pool area is insufficient, and the pool light timer does not keep time correctly. Mary Pat has reported these issues to our electrician. The lights in the entrance will be replaced with better lighting and timers; several ideas are being discussed for the other issues and the electrician will submit a quote for the board to consider.

### Pool Update:

Resurfacing needs to be completed before the pool can be opened. We currently have one bid for approximately \$14,000 and are trying to get a second. We will also need to install a new chlorinator this year, at a cost of \$525. The board will need to contract someone by mid-February to insure opening on time.

Carolyn will retype pool rules and regulations and proposed penalties to be sure all residents are aware of all rules.

Pool Housekeeping - this job will be opened up to all residents to bid on in February. A notice will be issued to everyone with details.

### Signs:

Brian Cooper researched buying signs for our neighborhood. The board voted and the following signs will be purchased and installed:

(2) "Private Property - Residents Only" signs - to be posted on tennis and basketball courts

(2) "No Parking" portable signs to be put along Golden Meadows Lane during tennis matches

(1) "Swim Diapers must be worn" sign to be installed at the pool

Brian will order the signs and they will be installed ASAP.

### Street Lights:

Carolyn called the town to report all street lights that are currently out. We also requested that the poles be repainted.

### Meeting Dates:

Board meetings are open to everyone; residents are encouraged to attend. Of course, dates are subject to change. Reminder signs will be posted as the dates approach. Meetings will be held on Saturday mornings at 9 AM at the clubhouse on the following dates:

February 26, March 19, April 23 and May 14

The meeting adjourned at 1:15 PM.