

Martins Farm Homeowners' Association

Meeting Minutes

January 21, 2014

Officers Present: Jolynn Henry, Daryl Moscoso, Carolyn Narreau

Architectural Review Committee Present: Amanda Moscoso -
Chairwoman, Donna Edwards

Residents Present: Gary Neitzke

Financial Report:

We began the year with \$15,077 in the neighborhood account
(checking and money market funds).

Income:

Dues collected to date: \$11,150

Expenses:

Annual Insurance \$3300 (estimated - bill not yet rec'd)

Pool Management: \$50

Utilities: \$546

Landscaping: \$450

Clubhouse Repair: \$1500 - The county has a new mandate requiring

our clubhouse to have backflow valves installed and inspected annually.

We are on track for dues collections compared to earlier years. We are planning on being very aggressive with repeat offenders regarding non-payment issues; penalties will begin accruing April 2. We will file in small claims court if necessary; in 2013 we filed against one resident and won. To date we have a 100% success rate.

ARC: The ARC is happy to report that numerous compliments and thank you's have been coming in regarding the clarification of the trash can timeline issue.

Also, the ARC is looking for new members. The time commitment is minimal, but the value to the neighborhood is huge! Please contact Amanda Moscoso at martinsfarmarc@gmail.com if you can help.

Dog Attack: Recently there was a dog attack in our neighborhood. The authorities were involved and the dog is no longer residing in our area. Some residents asked about covenants to protect residents against this type of situation. The covenants do address this issue in covenant 7.8: **No plants, animals, device or thing of any sort shall be maintained in the Community whose activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Community by other Owners and Occupants.**

The covenants are available at: martinsfarm.com, under "resident info".

Social Committee: We would like to see a Social Committee formed to handle neighborhood parties/events for 2014. If you are interested in helping please respond to this email.

Projects for 2014: We are looking at beautification projects to maintain our property values. The tennis courts and surrounding fence need to be resurfaced/repared; playground needs to be sanded, restained and some of the components replaced; pool bathrooms will be getting a makeover (baby changing station, mirrors, repainting); the inside of the pool needs some sprucing up; and we're looking at some furniture for inside the clubhouse. All suggestions and comments are welcome!

Mailbox Replacement: When the Board (many years ago) approved the new black mailbox, it was with the thought that everyone would be updating their mailbox within a year or two. More than five years have passed since that decision. With the old white wooden posts getting old and needing replacement, the time has come for everyone to make the update. Letters will be going out to those who need to make the change; changes need to be completed by August 1, 2014.

Meeting adjourned at 7:25 pm. The next meeting date is to be decided, in the second quarter of the year. An email will be sent out when the date approaches. As always, all comments and questions are welcome!

Your 2014 BOD,

Martins.farm.board.of.directors@gmail.com

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