

Special Meeting, Board of Directors, Four Seasons Farm HOA

Monday, August 8th, 2011 / 7pm / 251 Spring Drive

Board members present: Caryn Moore, Jeff Heater, Chris Irvin, Tara Mitchell & Pat Hough.

Board quorum verified.

Meeting was called to order at 7:05pm.

Tara Mitchell recorded the minutes.

Meeting Purpose: To determine course of action for the violations regarding appurtenances and decorative embellishments within Four Seasons Farm. Concerns were raised by a majority of the Board Members due to the volume of violations noted for decorative embellishments from the drive-by conducted on 08/03/2011.

Declaration of Covenants, Conditions and Restrictions, Section 10.17, "Lot Maintenance":

On front lawns and wherever visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, artificial flowers, benches, swings, play structures or other decorative embellishments unless such specific item(s) have been approved in writing by the applicable Committee.

http://www.fourseasonsfarm.org/files/FSF_CCRS.pdf

The Board agreed that the rule, as it stands, needs to be defined better. Though some specific items are listed, it does not define what a "decorative appurtenance" and/or "decorative embellishment" clearly encompasses. (For example, wind chimes, gazing balls, wrought iron décor, wreaths, pinwheels, garden décor, metal signs, welcome signs, garden flags, garden hooks.)

The Board agreed that this rule needs to be amended to allow some decorative appurtenances, to add specifications on allowable items, and to identify items which need approval from the Modifications Committee. It was decided that new guidelines would be sent out via proxy and voted upon at the Quarterly Community HOA Meeting (September 22, 2011.)

The Board will draft new guidelines for the proxy and discuss them at the Director's Meeting in August.

Additionally, the question was raised: *Should the Board issue violations for all current decorative embellishments?* The Board was not unanimous in its decision.

- Three members (Pat Hough, Chris Irvin, and Tara Mitchell) voted "NO" and believe that until this issue is put forth to the community, no violation letters regarding embellishments should be issued.
- Two members (Jeff Heater and Caryn Moore) voted "YES" and believe that until this issue is brought to the community for a vote, the current policies and procedures for enforcement should be followed.

Resolution: Based on the vote, no violation letters regarding embellishments will be issued. New guidelines will be sent out via proxy and voted upon at the Quarterly Community HOA Meeting (September 22, 2011).

Next, the rule regarding satellite dishes was discussed for inclusion in the proxy. Currently, the rule is:

Declaration of Covenants, Conditions and Restrictions, Section 10.14, "Television and Radio Antennas and Satellite Dishes":

- (a) Architectural Committee approval of a "dish antenna" or an antenna designed to receive local broadcast signals is not required, except where the antenna will be located on a mast 12 feet above the roofline.*
As used herein, a "dish antenna" means an antenna that is one meter (39.37") or less in diameter, designed to
(a) receive direct broadcast satellite service, including direct-to-home satellite service; (b) receive or transmit fixed wireless signals via satellite; (c) to receive video programming services via wireless cable or (d) to transmit fixed wireless signals other than via satellite.

http://www.fourseasonsfarm.org/files/FSF_CCRS.pdf

Lastly, the rule regarding four trees required on each corner lot was discussed for inclusion in the proxy. Currently, the rule is:

Declaration of Covenants, Conditions and Restrictions, Section 19.7, "Landscaping":

Street trees shall be installed in the area between the curb and the sidewalk. Two (2) street trees shall be installed on each lot. For corner lots an additional four (4) trees shall be installed on the side of the lot. The species of the street tree shall be different depending on the front street width of the lots. Within a street, the street trees shall all be the same. The species of street tree is shown in "Schedule A" to these Guidelines.

http://www.fourseasonsfarm.org/files/FSF_CCRS.pdf

The Board will draft new guidelines for the proxy and discuss at the August Director's Meeting.

A new date for the August Director's meeting was set: Monday, August 22nd, 2011 (7pm.)

There being no other items to be discussed, the meeting was adjourned at 8:50pm.

Secretary: Tara Mitchell