

Board of Directors Meeting, Four Seasons Farm HOA

Tuesday, Oct. 25th, 7pm, 346 Spring Dr.

Board members present: Jeff Heater, Pat Hough, Chris Irvin, Tara Mitchell & Tom Sullivan

Board quorum verified.

Meeting was called to order at 7:07pm.

Tara Mitchell recorded the minutes.

Agenda Item: Drive by Update/Violations

Drive by inspections are continuing twice per month. Inspector has been responsive to our needs. It was suggested that the next inspection also include dead tree and shrub notifications. Since fall is planting season, a grace period will be granted to homeowners until Dec. 31, 2011 for removal and replacement of dead plants and trees. (See Section 10.17 of CCR's.)

Many homeowners have complained about the pick-up truck parked on Four Seasons Farm Drive, just outside the roundabout. Residents claim it poses a safety issue due to the amount of traffic that comes through the intersection. Also, due to the close proximity of the mailbox, pedestrians are difficult to see from approaching vehicles. Local law enforcement checked the legality of the truck on October 5th and reported to the Board President that it is parked legally. Upon review of FSF Deed Restrictions, it is not in violation of any rule. Board agreed that the Association will send a courtesy letter to the homeowner asking for the voluntary removal of the vehicle, as a service to FSF residents.

Agenda Item: Management Company Update

Agenda Item: Planting Day & Entryways

A planting day will happen on Saturday, Nov. 12th at 8am. Board will purchase trees, shrubs, etc. to plant in both phases. Activity will begin in Phase One, and end in Phase Two with a lunch provided for all helpers. Board member will purchase foliage and submit receipts for reimbursement. Details of the type of trees, lunch items, etc. will be decided by Board via emails in the next couple of weeks.

Board member will obtain bids for placing lighting on the middle sign in Phase Two, and the solitary sign in Phase One.

Board member will reach out to resident who has sign company to bid on touching up sign for Phase One.

Bid for mulching and cleaning beds of common areas was approved.

Agenda Item: Finalize Budget

The 2012 budget was finalized. A copy will be available to all members at the Annual Meeting in May.

Past due balances were discussed. Board decided a postcard or statement of past due accounts will be mailed to residents who owe money.

Agenda Item: Discuss upcoming events and spring event

Garage sale will be held Nov. 5th from 8am-2pm. Ads will be placed in newspaper and Craigslist. Signs will be put along highway.

Board would like to organize a community event in the spring. Details will be discussed at January's Directors' meeting. The suggested location is the new park, scheduled to open in March.

Board would also like to implement Yard of the Month award again. Board member in-charge to check with MC for sign.

Agenda Item: Set date for next meeting

The next Directors' meeting will be held Wednesday, November 30th, 7pm. Over the next couple of months, Board members are encouraged to look over current CCR's and note possible revisions. Bring suggestions to January Director's meeting.

There being no other items to be discussed, the meeting was adjourned at 9:00pm.

Secretary: Pat Hough