

SKYTOP FARM 2015 ANNUAL MEETING AGENDA AND BUDGET RATIFICATION MEETING

January 26, 2015
7:00 PM

Skytop Farm Clubhouse

AGENDA

Registration 6:30 PM

- Call To Order at 7:00pm - Meeting was called to order at 7:08 PM by Cole Renken (HOA President)
- Proof of Notice of Annual Meeting – Each homeowner was made aware that Proof of Notice was included as part of the package received in the mail.
- Quorum – (14) lot owners represented at meeting + (23) proxies.
- Minutes - Approval of January 22, 2013 Annual Meeting Minutes; Cole Renken reviewed the minutes for all. Report included all financials as well as major improvements such as speed ramps. Old business included discussion of the Developer's commitment. New Business included Board renewal and questions from HO's regarding motorcycles, firearms and how many lots still owned by Developer. All minutes are posted on line. John Krishinger made motion to approve, Cole Renken seconded. Motion carried and minutes were approved as written.
- Presidents Report – Cole Renken reviewed letter and asked if there were any questions. None.
- Treasurers Report and Members Report Year End 2013 – John reviewed the report and fielded questions. Laura Sellas asked about landscaping and common areas. Cole Renken explained boundaries and defined common areas. Laura asked if it was a good price. Cole Renken explained that Revis Landscaping charges \$23K/year and the next best price is over \$30K in 2011. Revis Landscaping has held prices for last three years. However, for 2015 prices are increasing by 1.5%.

Tim Frank asked a follow up about fertilization, herbicides, etc. Cole Renken and Todd Trace answered confirming the use of such chemicals.

Motion to approve Todd Trace, Joe Worley second. Motion approved. Report approved as written.

- Old Business
 - Update of Developer commitments - Cole Renken explained the developer's commitment to pay for an overlay on all the roads (1" overlay). Board asked for a delay due to future construction. They pursued a payment rather than getting the work done. Lots have not sold as expected and Board would prefer not to have the work done just yet. However, the money would be beneficial to help with budget and

future reserves required to properly maintain the community. A meeting is planned to meet with Developer in April. Currently this is an open item, but the Board is not open to concessions.

- **New Business**

- Election of Skytop Farm Board of Directors – Board position up for renewal and a volunteer from the community. Results were:
 - Joe Worley – 14 + 23 proxy
 - Eric Johnston – 13 + 21 by proxyWelcome Eric Johnson to the STF HOA Board.
- 2015 Budget Ratification – No questions or concerns raised by members present regarding the proposed budget or the budget narrative. 2015 budget approved with annual dues at \$1295.
- Other new business

Pool Repair

While pool repair is not an assessment nor required a vote, the board decided to put it up for vote since money would be pulled from Operating Budget and Reserve. The repair is also premature. The votes “YES” collected were 14 affirmative. That with all proxy votes (14 members + 23 by proxy) was enough to approve the repair.

Laura Sellas requested that the Board contact the company that built the pool and ask for a repair under warranty. Todd Trace explained that the company is now out of business. She followed up with another question about a warranty or insurance from a new company. Todd Trace assured her that the Board would indeed ask for a warranty on the repair.

John Krishingner and Todd Trace referenced the fact that the Board handles important pool maintenance items and with volunteers checking the pool during the season, this saves the community about \$7,000 / year.

Repair proposed will be made prior to 2015 season pending no other issues.

Number of Homes

The question arose, “How many homes lots have sold and how many are available?”

- 26 homes built and/or mostly complete
- 19 still for sale by Developer
- 4 private lots for sale

Garbage Collection

Board does not have authority to designate one vendor. Scott Krishingner suggested that the community vote to one in an effort to reduce traffic and impact on roads. Todd Trace also commented that it would help reduce gate swings. Cole Renken offered to solicit bids to consolidate providers. Recycling options required.

Community Work Days

Board will try to schedule some work days so community can help with needs and save costs. Hansel’s and Barber’s agreed to help with pool opening/closing.

Lot Mowing

Tim Frank asked how often undeveloped lots should be mowed. The lot beside him is quite bad. Todd Trace said there is no schedule, but the Board will remind folks.

Speeding

This remains an issues even with the speed humps installed. Please remind friends, family, visitors and contractors of our posed speed limit. Bridgette Hansel requested that all homeowners slow down. Being on the hill, Bridget is very concerned about UPS, USPS drivers, contractors and other vendors driving through the neighborhood. Board agreed that it is a problem and is continuing to address violators.

Basketball goal

Jeff Lauffer asked about having a community basketball goal. Scott Krishinger offered for Jeff to use his. Problem resolved.

Street Lights

A question arose about adding more lights. Chris Hyatt said that someone had rung the bell and then left. He asked about more lights to help deter such activity. Board answered that they prefer to wait until there is more development due to costs. However, the Board will investigate the costs of installing new lights. John Krishinger thought the street light costs are \$25/month per light.

Camera at Gate

Jennifer Wainwright (Patrick Lang Lot #31) suggested that a camera be posted at the gate for the purpose of ID. Todd Trace agreed and then gave advice regarding entrance. The entrance gate has swung 40K+ times this year as opposed to 28K in 2013. Board has limited swing to 4 seconds.

Todd Trace controls all gate codes. UPS, Garbage and other vendors have codes that work during specific hours. All codes have been scrubbed and reissued to real homeowners. He keeps an eye on all activity and scrutinizes high use codes.

Wireless Internet

Internet is now installed at Clubhouse. ID and Password was passed out to attendees.

- **Adjourn** – Motion to adjourn made by Joe Worley. Todd Trace seconded. Meeting adjourned at 8:47PM.