

SKYTOP FARM 2016 ANNUAL MEETING AGENDA AND BUDGET RATIFICATION MEETING

January 25, 2016
7:00 PM

Skytop Farm Clubhouse

AGENDA

Registration 6:30 PM

- **Call To Order** - Meeting was called to order at 7:06 PM by Cole Renken
- **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. Joe Worley absent.
- **Quorum** – (11) lot owners represented at meeting + (21) proxies. Registration sheet included. (see Atch A)
- **Minutes - Approval of January 26, 2015 Annual Meeting Minutes**
Cole Renken reviewed the minutes from 2015 meeting. All minutes are posted on line. John Krishingner made motion to approve, Todd Trace 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 2015**
John Krishingner reviewed the report and fielded questions. Motion to approve by Eric Johnston, Todd Trace, seconded. Motion approved. Report approved as written. (see Atch B)
- **Old Business**
 - Question arose regarding 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. Board is going to push for payment and/or payment plan to be established in 2016. Will work with our legal counsel as needed to secure a payment agreement. Currently this is an open item, but the Board is not open to concessions.
- **New Business**
 - Election of Skytop Farm Board of Directors – Board positions up for renewal and a volunteer from the community. Results were:
 - John Krishingner - 14 + 21 proxy
 - Todd Trace - 14 + 21 by proxy
 - 2016 Budget Ratification – Limited questions or concerns raised by members present regarding the proposed budget or the budget narrative. Cole Renken discussed variances in the budget in past years and where small over allowances are no longer

in the sub-accounts – along with other premature repairs negatively impact the operating account. Example- deck repair in 2015, Pool water leak in 2016. 2016 budget approved with annual dues at \$1320.00 / lot.

- **Other new business**

- Water leak in Pool:

- Pool deck edge was repaired in 2015. Some warranty work to be completed in spring 2016.

- For 2016, there is a water leak somewhere that needs to be addressed. Paradise Pools is scheduled to start testing early to assess problem and propose corrective actions.

- Landscape Plan along North Rugby:

- The Board discussed plans to review and establish a multiple year plan to install and/or replace trees / evergreens along North Rugby. The Board / SARC will work with Revis Landscaping on reviewing existing plant material as a detailed plan is developed for installing a more complete barrier of evergreens / plant material along the N Rugby lots. The priority will be to address open areas behind current homes, then replacement needs behind current homes and lastly will be the undeveloped lots.

- Community Work Days – The Board will propose some work days in 2016 so community can help with needs and save costs.

- Speeding

- This remains an issue even with the speed humps installed – by residents and non-residents / guests. Please remind friends, family, visitors and contractors of our posted speed limit – **15 MPH**. The Board agreed that it is a problem and is continuing to address violators.

- Internet service issues

- Poor internet service by Morris BB was raised by Tony Ippolito. Tony questioned if the community could influence improvements in service. The Board advised that they would review with Morris BB due to other pending service items, but likely have little influence in the current service issues.

- **Adjourn** – Motion to adjourn made by Todd Trace. Eric Johnston seconded. Meeting adjourned at 8:14PM.