SKYTOP FARM 2020 ANNUAL MEETING AGENDA AND BUDGET RATIFICATION MEETING

January 14, 2020

7:00 PM

Skytop Farm Clubhouse

AGENDA

**Registration 6:30 PM**

**Registration/Check-In was taken for each member present**

• **Call To Order at 7:00pm**

* Todd called to order at 7:10

• **Proof of Notice of Annual Meeting**

* Todd mentioned that notice had been mailed along with packet regarding annual meeting.

• **Quorum** - yes

• **Minutes - Approval of February 26, 2019 Annual Meeting Minutes**

* Minutes of the 2019 Annual Meeting were available.
* Members present voted to approve the minutes as presented.

• **Presidents Report**

* French drain at damn – 1600
* Todd clearing underbrush at lower area – no charge
* 5 acre lot under contract
* SunTrust owner under contract to close 2nd week of Feb
* Blinds were installed in clubhouse great room to keep sun off hardwoods

• **Treasurers Report and Members Report Year End 2019**

* Eric gave financial report for 2019.
* Reserve acct balance is 150k.
* Pool furniture will be depreciated off balance sheet.
* Morris Broadband has been changed to all services saving $200 per month.
* Financial review was completed in 2019 by an HOA accountant - $1200 cost. Our reserve study is out of date, he recommended having a new one completed.

T. Frank asked if we could send payment electronically. Eric will look into what is needed to set that up.

* All money has been transferred to FCB
* All members present voted to approve the proposed 2020 budget.

**• Old Business**

* Dead Trees along Rugby Rd will be replaced in Feb

**• New Business**

* 2020 Budget Radification
  + Eric presented the budget in his report. All present voted in approval of the proposed budget.
* Election of Skytop Farm Board of Director
  + Candidate Letters – were available at the meeting
  + Ballot Included – were available at the meeting
    - Members running for Board positions were:
    - Preston Black & Kevan Hansel
    - Kevan Hansel won by majority vote(40%) for 3 yr term
* Voting on proposed changes to Restrictive Covenants
  + Article 5
  + Ballot Included
    - Amended Article 5 vote passed by majority of vote (40%)
* Community Improvements
  + 2-5 year community improvement project plans
  + Gulley along N Rugby, putting French drain
  + Leah Hyatt asked – what are the priorities – Todd trail top priority
* SARC Guidelines
  + SARC guidelines are on the Skytop Farm HOA website
* Other new business

Eric made Motion to adjourn at 8:11 Todd 2nd