**SKYTOP FARM 2020 ANNUAL MEETING AGENDA AND BUDGET RATIFICATION MEETING**

**March 7, 2021**

**3:00 PM**

**Skytop Farm Clubhouse**

**AGENDA**

**Registration 2:30 PM**

• **Call to Order at 3:00pm**

Todd Trace called the meeting to order at 3:17 p.m. in the parking lot of the STF clubhouse due to COVID restrictions.

• **Proof of Notice of Annual Meeting**

T. Trace brought attention to the notice of meeting that was mailed to all members of STF.

• **Quorum**

M. Jenkins noted that based on sign-in sheet quorum was reached. Sign-Up sheet is with official records in clubhouse.

• **Minutes - Approval of January 14, 2020 Annual Meeting Minutes**

Minutes of January 14, 2020 meeting were available for anyone who wanted a copy.

• **Presidents Report**

• **Treasurers Report and Members Report Year End 2020**

Eric discussed legal fees and common area/pool expenses for 2020. Proposed budget includes dues increase to $1,500 with any excess going to reserve account. Pool costs increased this year due to new pool & new pool company.

**• Old Business**

Preston Black mentioned having nanny’s or childcare providers being able to come to pool. Yes, that is not an issue and not considered a guest of member.

**• New Business**

* 2021 Budget Ratification – Budget ratification passed with all in favor and no opposed.
* Updated CCR’s & By-Laws
  + Discussion regarding the updated CCR’s – modifications made for consolidation. More user-friendly and readable.
  + Rebecca Stage brought up Article 7 on By-Laws & CCR’s regarding square footage & building specification. Todd explained that square footage minimums were recommended by SARC & building like to like. The front of the neighborhood has smaller square footage than custom homes in the back. CCR changes reflect those minimums based on what has been established in those areas. Residents Preston Black & Matt Sutton responded with comments to Rebecca Stage as well.
  + Proposed changes to the documents were voted on and passed.

* Community Improvements
  + 2-5 year community improvement project plans
    - Discussion in regards to replacing gate within next few years. Gate has been in service for 16/17 years. Repairs are increasing. Discussion on Almond Branch overlay of road. Once construction is completed overlay needs to be completed – within next 2-3 years.
* Speeding/Radar Sign
  + New speed limit signs will be installed past the pond. Speed limit radar will be installed to deter delivery vehicles from speeding. Will continue to monitor this issue, as construction/delivery vehicles are in neighborhood & continue to be a problem.
* Other new business
  + Discussion regarding golf carts & age requirements. Survey will be sent to members regarding age requirements.
  + Andy Weymouth suggested adding delivery boxes at the front gate to minimize delivery access to community.
  + Rebecca Stage brought up Article 7 on By-Laws & CCR’s regarding square footage & building specifications. Todd Trace explained that square footage minimums were recommended by SARC & building like to like. The front of the neighborhood has smaller square footage than custom homes in the back. CCR changes reflect those minimums based on what has been established in those areas. Residents Preston Black & Matt Sutton responded with comments to Rebecca Stage as well.
* Votes on all items passed