

SKYTOP FARM 2022 ANNUAL MEETING AGENDA AND BUDGET RATIFICATION MEETING
December 11, 2021
2:00 PM
Skytop Farm Clubhouse

AGENDA

Registration 1:45 PM

- **Call to Order at 2:00pm**
Todd Trace called the meeting to order at 2:10 p.m. on the porch of the STF clubhouse due to the COVID pandemic.
- **Proof of Notice of Annual Meeting**
T. Trace brought attention to the notice of meeting that was emailed to all members of STF.
- **Quorum**
M. Jenkins noted that based on sign-in sheet quorum was reached. Sign-Up sheet and proxies' are with official records in clubhouse. It was established that every lot owner was either present or sent a proxy for the meeting.
- **Minutes - Approval of March 7, 2021 Annual Meeting Minutes**
Minutes of March 7, 2021, meeting were emailed to everyone in their 2022 Annual Meeting Packet.
- **President's Report**
Todd mentioned speeding was still an issue at the back of the property, especially with contractors and home deliveries. He asked that everyone be conscientious of this and help by reporting speeders to the Board.
- **Treasurers Report and Members Report Year End 2021**
Eric discussed the expenses for the year through November 2021. Proposed budget includes dues to remain at \$1,500 with any excess going to reserve account. Pool costs for 2022 include repairing several pool leaks in the spring.
- **Old Business**
There was not any business on the agenda to discuss however the following was brought up:
 - Is there a feasibility study of the assets of the community – yes, there is but it is several years old, and a new study probably needs to be completed.
 - Are there funds available for the road and gate – yes, there is money in the reserve for the final overlay of the roads. We did receive funds from the developer when it was turned over to the homeowners. The reserve money can also be used for new gate equipment.
 - Chris Hyatt asked what would happen if the HOA spent more than the \$1,500 operating budget. The shortfall would be made up with an assessment for the expenditure or invoice at the end of the year.
 - Laura Sellas asked about repairs to the fence railing.

- The fence railing is manufactured in TX and is very expensive and difficult to get. A local company has recently started carrying the same type of rails but not an exact match. We could replace damaged rails but may have to move some railings to areas that need new ones and switch out old ones to non-noticeable areas.
- Tim Frank mentioned there has been a lot of power outages in our subdivision this year. He suggested getting a petition from other neighborhoods to have all the utilities buried.

- **New Business**

- 2022 Budget Ratification, New Board Member Vote & Committee Project Vote
 - Due to the volume and complexity of the vote, the board members – Todd Trace, Eric Johnson, Missy Jenkins and Kevan Hansel counted the votes in the clubhouse. The results will be emailed to the HOA later today. It is noted that Andy Weymouth did not participate in the vote because he was on the ballot.