Wyatt Farm HOA Board Meeting Minutes
Tuesday, January 9, 2018 @ 7pm
2229 Birchleaf Lane

Attendance:
Ayman Karim
Ali Lisle
Lud Eng
Mike Peterson
Suzanne Talarek
Divya Amin

Old Business
Annual meeting recap
There was not a good turnout at the meeting.
Playground was repaired and invoice paid. More mulch will likely need to be added this spring and if so, we will hire Rios again.

Approve annual meeting minutes
Approved

Shirley + Bob Vinyard curve research
The idea of adding flexible posts to divide the road was discussed. Shirley and Bob will follow up to see how this can be implemented.

Rios fence repair and payment:
Work was done to our satisfaction. Payment was approved and made to Rios.

New Business
Lud Eng agreed to join the board. Welcome Lud.

President and treasurer news
The HOA president might need to delegate her duties this summer to another board member.
The treasure position will be vacant by the end of 2018. We need a volunteer to fill it.

Taxes update
The board agreed to have the CPA (Mike Tuck) file taxes for 2017 and Divya can file previous years if necessary. We need the EIN#. Suzanne will give Ali the HOA financial statement and folder.

Treasurer's report
We discussed the spending for January and the expected expenses and revenue for the remainder of 2018. Suzanne need to add expenses for the frint lights in 2017. HOA dues for 2018 increased to $425.

The year ahead
Next meeting in on Feb 13th

Other business:

The board discussed the idea of possibly allowing solar shingles. This will require modification of the covenants which will need to be approved by two thirds? Of the homeowners.

We discussed the possibility of planting wild flowers to replace bushes and eliminate the need for bush hogging. Additionally, there was a proposal from a local farmer for providing a sustainable option for mowing using sheep and goats. Mike will look into these options and Suzanne will check the potential cost savings.

A question was raised on which paths are owned by the HOA and by the town (wide vs. narrow paths).