

Wyatt Farm HOA Board Meeting – Thursday June 1, 2017

Call to Order: 7:00pm

Attendance

Attendees: Steve Banks, Ayman Karim, Ali Lisle, Mike Peterson, Suzanne Talarek

Members Absent: Divya Amin, Mintai Kim, Tina Savla

Visitor: Jay from Jennelle's Paving

- Jay discussed the options available for maintaining our walking paths.
- He will deliver a quote listing the options and pricing to Ali by early next week.

Neighborhood News

- **Houses sold** – 413 Vinyard has sold.
- **Houses for sale**
- **Other news**
 - Suzanne's backyard fence project was approved.

Pavilion Reservations

- It was suggested that we add a link on our web site home page to a Reservations page, to record reservations for our pavilion.
- The Reservations page would be a Google Calendar.
- Ayman asked if visibility to the Google Calendar could be limited to Wyatt Farm homeowners; more research is needed.
- There is already a Pavilion Reservations section on our web site at <http://www.wyattfarm.org/amenities.html>.

Sheds

- The issue is prefabricated sheds that have been installed on cinderblocks and are open underneath.
- The Wyatt Farm covenants are fairly clear that sheds should be installed on concrete pads, and closely match the appearance of the house. Some homeowners have spent considerable money to meet the covenants.
- In the future, the board will more carefully consider these requirements before approving a shed – the sheds behind 2208 Birch Leaf and 2203 Hardwick are good examples of sheds that comply with the covenants.

Trees

- Several of the large trees along North Main Street are dying; Back to Nature determined the cause is the emerald ash borer.
- Mike will get a quote from Back to Nature to replace those trees with another species, and will ask about any measures that can be taken to prevent adjacent trees from dying.

Treasurer's Report

- Current balance is \$48,779.03.

Pond Contract

- The board voted to accept the proposal from Solitude Lake Management to control algae in our pond. Ali will sign the contract and return it to them. Also, Ali will notify the owner of the pond downstream.
- Treatment will consist of aquatic herbicides and surfactants, and a dye to darken the bottom of the pond.

Playground Mulch

- The board voted to accept a proposal to install 40 cubic yards of playground mulch, which will add a depth of at least 2"-3".
- Mike found a source for rubber stall mats, which can be installed under swing sets and other playground equipment to increase safety and keep the mulch in place.

Reserve Study

- A reserve study is a long-term capital budget planning tool which identifies the current status of a reserve fund, and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur.
- Suzanne will contact Divya to get her opinion on this issue.

Legal Service

- Mike suggested we ask a lawyer to review our HOA documents (By-Laws, Covenants, etc.) to verify they conform to existing law for HOA's. H. Gregory Campbell, Jr., who is listed in our Articles of Incorporation as our Registered Agent, will be contacted on this issue.

Web Site Advertisements

- Ali suggested we host advertising on our web site; more investigation is needed. Mike Tuck (CPA) indicated that 20% of our advertising income would go to taxes.

Next Meeting

- July 13, 7:00 PM, location TBD