

Wyatt Farm HOA Board Meeting – Thursday July 13, 2017

Call to Order: 7:05pm

Attendance

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

Members Absent: Divya Amin, Ayman Karim, Mintai Kim, Tina Savla

Neighborhood News

- **Houses sold** – 200 Spickard and 107 Vinyard have sold.
- **Houses for sale** – 2010 Hardwick and 2207 Hardwick are for sale.
- **Other news**
 - Ali will send an email to the board describing her patio project.
 - Steve will send an email to Brian Alba approving his landscaping plan.

OLD BUSINESS

Approve minutes from May and June minutes – May minutes were already approved (?) and uploaded to website. June minutes approved with one minor change regarding sheds, and uploaded to website.

Playground Mulch

- Rios Stone Masonry removed weeds and put down a layer of playground mulch, which looks great.
- Rubber stall mats were installed under swing sets and other playground equipment to increase safety and keep the mulch in place.

Pond

- SOLitude Lake Management has treated our pond for algae growth. This will be a slow process but there is already less algae visible on the surface.
- SOLitude will visit our pond twice per month during the spring, summer, and fall, and once per month during the winter, and provide treatment as necessary.
- SOLitude will send their invoices electronically to wyattfarmhoa@wyattfarm.org for forwarding to the Treasurer (Suzanne).

Walking Path

- Discussions are still underway with Jennelle's Paving.

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 Peterson suggested we ask a lawyer to review our HOA documents (By-Laws, Covenants, etc.) to verify they conform to existing law for HOA's. Mike will follow up on this issue.

NEW BUSINESS

North Main Trees

- The ash trees along North Main are being killed by emerald ash borers.
- Back to Nature provided a quote to remove the trees, grind out the stumps, and plant new trees. The quote is considerably higher than expected.
- Bob Bush, a Wyatt Farm resident, made some recommendations on another company to get a quote from, and what trees to plant.

Treasurer's Report

- Current balance is \$42183.97

Quarterly Newsletter

- Ali created the third quarter 2017 newsletter, which we reviewed during the meeting. The newsletter highlights progress on the playground mulch, pond, and path maintenance.

Annual Picnic

- The date of our annual picnic is Friday September 22 at 4pm at our pavilion and playground. The rain date is Friday September 29. We will do further planning at our next meeting.

Next Meeting

- August 1, 7:00 PM, location TBD