

SCOFIELD FARMS
BOARD OF DIRECTORS MEETING AGENDA
CMA @ 7:00pm
July 16, 2013

Meeting Date: Tuesday, July 16, 2013 **Location and Time:** CMA office, 7:00 pm

I. Call to order – 7:00 pm

Board members present – Paul Maine, Barton Layne, Emmett Bills, Debbie Southerland, Mimi Rhea.

I. Approval of Prior Minutes

Review and approve minutes of the Board meeting held April 8, 2013.

Motion: Debbie Southerland Second: Barton Layne Motion Carried

II. Guest:

N/A

III. Committee Reports

ACC – (Sarah DeMattos)

- 2 approved, 2 Declined, 1 approved with conditions (See Arc Committee manager report)

Website - (Paul and Debbie)

- Featured yard of month, article on 4th of July. Article once a week.
 - **Action Item: Paul** check to see if google analytics is set up and if not, set it up.
- Usage of forum is pretty low. Ryan posts crime stats. PHP bulletin board quote is being investigated (Dan Sydnes). The new one will be easier or better. (Barton will assist)

Neighborhood watch (No current chairman)

- Criminal activity is on the rise
- Scofield Farms instant messenger – some activity but not a lot
- Ryan Hoke was former chairman – Action Item: **Barton** –ask for documentation to put on our website.
- National Night out – October 4th or 5th. By end of August will have a final date. Check high school football schedule. Debbie has notes of how much food, etc.

Social (Debbie)

- Movie in the park sponsored by UFCU (June)
- 4th of July parade party (July)
- Lisa Baker - Puppet show (August 31st)
- Potential music event (September)
- Reptile show (July 27)
- Possible hayride, caroling and hot chocolate at pool

Pool (Maria)

- Kiddie pool closed due to high chlorine reading (it was over 5). Paul investigated and found that chlorine is not unsafe unless it is higher than 8. Paul put document on documentation site. Lifeguard said that they can only read to level 5 .
ACTION ITEM Barton will research how we can measure chlorine levels of 1-8

- There are four orange cones used to close the kiddie pool. Suggestion: use a sign for closure. **Action Item: Barton** – check
- Paul has questions about the pool rules letter to be sent. **Action Item: Paul** will send questions to Barton. The letter describes the rules of use and potential ramifications. This will be mailed out.
- Proposed to get an email if there is motion on particular cameras. Perhaps an email would go out to perspective people, then someone would visually inspect. Dan Sydnes will be tasked to research possible solution.

IV. Treasurer's Report

Financial Review –

Very sound financial state. Discussed committee line items. Maintenance was slightly over due to light fixtures replaced on Cutting Horse and tree trimming. Mimi will come in to CMA and meet with Accountant and familiarize herself with accounting nomenclature and approach. ACTION ITEM Notes will be helpful for us as well as subsequent treasurers serving on the board

Delinquency Review & Attorney Collection Status

All board members agreed to proceed with the lawsuit. This is regarding adjacent business landowners who have refused to pay association dues. They have been posturing and using delay tactics. Former SF association president (Steve Walden) is still volunteering his time to handle discussions and work on collecting back dues.

V. **Old Business**

Minutes from special board meeting on April 22 were reviewed and approved. Motion: Emmett, Second: Debbie Southerland **Motion Carried**

Bylaw & CCR amendment status

No update.

DRV updates

[sorry I did not record this]

VI. **New Business**

Fencecrete update

Early to mid August – only one crew. Rain may further impact schedule. All are most serious repairs (missing or broken slats)

Pool Improvement Project Update

Reconstruction Experts has yet to give second bid. D&S provided a second bid including an outdoor shower. The outdoor shower will require a permit. Vendor will pre-order all replacement parts, portable bathrooms will be onsite while the job is being executed. Hand washing feature included.

Move to approve D&S bid: Emmett, Second: Mimi, All voted to approve D&S. CMA will call D&S

Children's Events at pool – July 27 & August 31

Discuss request for adult only pool volleyball games on 3rd Sunday afternoons 4-6 p.m. – Board mentioned that we did not want to exclude children but to go ahead and test out the event. **Action Item: Debbie** - More discussions with requester.

Discuss property modifications made without ACC approval

Table this for now

Discuss proposed ROA financial controls document-

Board discussed motion to approve: Emmett, Second: Mimi (with typo corrections).

Motion carried.

Review and discuss signage policy in deed restrictions

Current deed restrictions say no signs except one real estate sign. Board members have received CMA letters and complied. Homeowner wants for his attorney to review our deed restrictions and advise him accordingly. Says his sign has been up for 16 years.

Board decided to table this for now but was in agreement that his posturing was “interesting,” at best. If another neighbor cites this sign and refuses to take down theirs then what do we do? **Action Item: Debbie will draft a sign policy for review**

VII. Other Business

Landscape Plan

New landscape plan. Emmett and un-named volunteer will work on this landscape plan to come up with better suited plants to our environment and low water requirements.

Poison Ivy

Overgrowth and lack of mowing has caused a big concern which affects at least one homeowner. We received a bid from Hess lawns to eradicate poison ivy and trim back underbrush. Motion to accept bid: Emmett, Second: Mimi Motion Carried. General discussion indicated that we don’t want to do this on a regular basis. We need to make sure this gets managed once or twice a year. **Action Item: Emmett discuss with Hess to add to their usual maintenance 2-3 times a year.**

Fence Issue

There are three homeowners next to and adjacent to each other. One homeowner has two neighbors who have refused to acknowledge that they own half of the shared fence. CMA will pay for half of the refusing neighbor(s) and use legal channels to collect from the homeowners. Complaining neighbor provided a bid. Motion to accept that neighborhood will pay for half of fence repair totaling \$1050: Emmett, Second: Debbie, all in favor- Motion passed.

Homeless Issue

We are trying to get permission from at least one landowner to delegate authority to us so we can file criminal mischief charges to get them to leave. **(Action Item: Paul and Debbie working this issue from different angles).**

VIII. Next Meeting

Proposed September 17th or 24th and November 12th or 19th. **Action Item: All review calendars and make a decision by end of July.**

IX. Adjournment

Meeting adjourned at 9:49 P.M>

Executive Session – N/A