

# Howe Farms BOD Meeting Minutes

## March 16, 2016

### Quorum

Karen Sanzo, Tammy Frye  
Gene Tromly Skinner Jones Kathy Cato Mary Underkofler

### Scribe

Mary Underkofler

### Agenda

#### Old Business

- Budget
- Approve minutes
- Reserve Study

#### New Business

- Tree and mulch for rec area

### Executive Session

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Reserve Study Presentation began 7 PM- (session ended 8:02 PM) Pierre Forget is in attendance/Roy Kalista on the phone. See notes below.

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Meeting called to order @ 8:07 PM

#### Old Business

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Minutes - Approved as amended.

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#### Reports:

- President -none
- Vice President - not in attendance
- Treasurer - Skinner asked how would the playground equipment purchase be handled in the future if it were brought up again? Pierre: if it is a capital improvement and it is budgeted and the board approves it, the board can make the decision to approve the expenditure.
- Architectural Review Committee - None

- Secretary - None

Annual Meeting- Motion to have Berkeley send out the Annual Mtg documents. Pierre felt the ballot questions regarding board expenditures were illegal. Motion to have the ballad question reviewed by a lawyer was passed. Reserve Study- Presentation by study author, Roy Kalista, explaining the collection of monies and how the association will pay for future capital improvements which they are obligated by law to keep up. No one year or single group of members will be held financially responsible. The collection and budgeting of improvements are amortized over the life of the study.

## **New Business**

Tree Removal and Mulch: Gene asking for pine tree, stump and mulch for \$900 in rec are. Motion approved.

Lawyer Fees: Pierre agreed to send out document explaining lawyer fees to the board. All expenses were from 2015 are charged to individual accounts. Attorney can be arranged to speak to the board at a future meeting via phone to answer any questions at no charge.

## **Executive Session**

Meeting went into Executive Session 8:45 PM

- Prop 1- discussed
- Prop 2- in bankruptcy
- Prop 3- Violation notice sent.

Meeting was adjourned @ 8:50 PM

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