

Howe Farms BOD Meeting Minutes

February 15, 2023

Meeting called to order at 5:29 PM

Quorum

Scott Curtis Gene Tromly Samantha Applin
Kathy Cato Taffy O'Neill Mark Wilhelm

Scribe

Samantha Applin

Hearings – There were no scheduled hearings.

Agenda – Approved

Review of Minutes from the January 18th, 2023, Meeting – The minutes were approved.

Reports:

- President – Dr. Curtis reported on his meeting with Jim McEvoy, the Evernest POC. They discussed the 2023 budget, which is in the process of being finalized. Also, Dr. Curtis reported that the assessment letters recently distributed to the residents served to inform the neighborhood about the value of the 2023 assessments. It was discussed that the HOA will not be charged for this letter distribution. Another letter will be sent out in the coming weeks containing information about where to send the dues. Dr. Curtis stated that Evernest gave a due date of March 1st for the annual assessments. Lastly, he reported that the disclosure packages are still in the process of being updated and further discussions will occur about office supply expenses and other financial matters. Updates will be provided as needed.
- Vice President – No report.
- Treasurer – No report.
- Secretary – No report.
- Architectural Control Committee – Mr. Wilhelm reported on the status of active and resolved ACC violations. In addition, he reported on a few ACC requests that were submitted, as well as a request to amend the rules and regulations governing document. Further updates will be provided in the upcoming meetings.
- Common Grounds – Mr. Tromly provided updates on several common grounds matters. The damaged street sign was repaired by a volunteer, which saved the HOA money for a new sign. Following the success of this repair, Mr. Tromly and the resident will survey damaged signs in the neighborhood and implement similar repair work for these signs as well. Updates

will be provided as needed. In addition, Mr. Tromly discussed the location of the community bulletin board. Based on the input of the community members present at the meeting, the location of the bulletin board will be determined in upcoming meetings. Mr. Tromly reported on the start of a new project at the recreation area. He will begin the installation of swing mats under the swing sets to resolve persistent puddle development following storms and annual replacement of mulch in this area. Mr. Tromly will provide regular updates throughout the completion of this project.

- Membership – Mrs. Cato discussed her concerns with the management company and discrepancies seen in the financial reports provided to the board. Dr. Curtis and Mrs. O’Neill will reach out to Jim McEvoy to resolve these issues.

Open Forum – Two community members were present. One community member, Justin Boone, who is responsible for running the Howe Farms Facebook page, discussed the setup of the page and provided a brief update.

Old Business

- A motion was approved by the board to keep the Howe Farms assessments at \$157.

New Business

- A motion was approved by the board to have a moderated, closed group Facebook page for the Howe Farms community only.
 - A motion was approved by the board to allow \$150 for Mr. Tromly to distribute grass seed in the areas located on the serpentine walls on Harris Creed Rd. and Howe Rd.
 - The board approved a motion to allow Mr. Tromly \$2000 for the swing mats for the recreation area. Additional funds for stakes and other supplies will be approved as needed.
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The meeting entered executive session 6:33 PM for discussions regarding specific ACC concerns and specific financial matters.

The meeting returned to regular session at 7:12 PM.

Items Reported from Executive Session – After executive session, the board planned to schedule a meeting with Jim McEvoy and/or the Evernest accounting department to resolve several concerns regarding the finances. In addition, the board discussed preparations for the upcoming annual meeting and ballot contents.

Meeting Adjourned at 7:13 pm.

The next Board of Directors’ meeting will be held on March 15, 2023, at 5:30 pm.