

Old Sweetbriar Farm Homeowners Association

General Meeting – 9/10/2020 – 7-9 PM

Attendees: OSFHA Board Members, and Homeowners

Location: On line Zoom meeting.

Type of Meeting: Board Meeting (held on the 2nd Thursday of the month)

Board Members: Amy Campbell, President (elected 9/18/18); Dan Anderson, Vice President (elected 9/18/18); John Peterson, Secretary (elected 1/2020); Tina Taplin (elected 1/2020); Lonnie Henry (elected 1/19/19); Kathy Pattison (elected 1/2020); Kris Ann Washington (elected 9-4-19); Steven Smith (elected 9-4-19).

Absent: Dan Anderson

Meeting Called to Order

Amy Campbell, Board President

Verified quorum and surveyed board members for additional discussion points to be added. Amy welcomed the homeowners who joined us on line, and explained the Zoom protocols.

We reviewed last months' meeting minutes and approved them.

Community Association Partners (Kim Adolf)

All CAP business was conducted over the phone, in accordance with CAP's Corona Virus protocol, and on line via Zoom.

Kim presented the August financial report. We are only \$240 over budget for the year, which is very good.

Collections: 27 unpaid 2020 accounts sent to collection. Our attorney sent out a "Final Demands Letter" to each unpaid account, and four or five homeowners have submitted payments. Another homeowner submitted a payment and asked to pay the balance in October.

Community Violations: Kim is monitoring parking violations and will re-access next month looking for habitual violations. She also met with a couple of homeowners who have long standing parking violations and will try to resolve the issues. Officer Joe, from Code Enforcement, will be back in the neighborhood looking for parking violations again. It was noted that there may be some extra vehicles parked in our neighborhood due to the current wildfire situation.

Action Items: Architectural Applications: There were 3 Architectural Requests submitted, and all were approved.

Association Business

Community Fun Committee Update: No committee business done.

Signage: Kim did some research of the legalese of signs in the neighborhood and will present a plan for the Board to vote on next meeting.

Late Fee Resolution: Kim recommended that our attorney create a document that we can vote on at the next Board meeting.

Reserve Study Draft: The Reserve Study Draft was discussed and the Board voted to approve it.

Pathway Lights: Vandalism was reported and the Board will inspect for broken lights.

Moss Removal: Some homeowners expressed concerns about the moss on pathway, but no solution is financially acceptable at this time. Kim will research options and get back to us.

Pathway Repairs: Repairs on Tracks A & F were completed and the work will be inspected.

Tax & Review Preparation Proposal: The Board voted to authorize a three year contract with our current tax service.

Open Board Position: CAP was asked to communicate with the HOA that we have an open position.

Open Forum

One homeowner participated and expressed a favorable opinion regarding our Zoom monthly meetings. He was reminded that we will have to return to in-person meetings after the pandemic is over.

Call Meeting to Close

Amy Campbell, Board President

Next meeting: Thursday October 8, 2020.