

## **Markley Farm Homeowner's Annual Meeting 2/3/2014**

**In attendance:** Steve Andreadis, Peggy Martin, Bob Martin, Phil Taylor, Steve and Kim Loeseff, Stephen Crawford, Ed Woods, Mike Luehrmann, Chuck Storey, Nick Vesoulis, Steve Feller, Betty Feller

Secretary, Peggy Martin called the meeting to order at 7:35 p.m.

### **Review of 2013 Financials**

Steve Andreadis, President, distributed the budget and discussed each line item.

Annual Assessments collected **\$47,102.04**. Very proud to say that every resident in this neighborhood is paid and current, this has been a very long time since this has happened. Thanks to Nick Vesoulis and Steve Feller for a job well done!

### **Expenses:**

Workman Comp.: is being carried in the event a worker would make a claim.

Landscaping and groundskeeping: This line item budgeted for \$7,186.00. This item was over budget because \$1,100.00 was 2012 expenses that came in the beginning of 2013. A late mowing and blue spruce tree bill also came in late.

Landscaping company is American Landscaping. The Board bid out the landscaping item and had 7 bids. American Landscaping won the bid. The township is responsible for cutting the grass on Woodcroft and Markley Road on the right hand side of the street. Nick Vesoulis will determine who is responsible for cutting grass on the vacant land on Smokeywoods.

Office supplies and Tax Prep and Legal Fees: These items came in lower than expected.

Utilities: A problem that occurred for many years were children's feet being bloody after swimming in the pool, we could not find the reason this was happening. Last year the pool was drained and pressure washed. The pool company determined that the calcifications from water deposits are abrasive and was causing the bleeding toes and feet. There have been no such incidents reported since the swimming pool was pressure washed.

Swimming pool lights (in swimming pool) were deemed unsafe and not used this past summer. New lights will be installed and will go on a timer which will come on and off automatically. The utility closets are now locked so children cannot get into closet where chemicals and cleaning supplies are stored.

Pool and Real Estate Operations: The pool budget line item is over because a Pool Manager position was added; Nick Vesoulis is the Pool and Real Estate manager.

Art Daniels Pool Company, is there 7 days a week. They come in early morning and late afternoon. The water is tested 3 times a day required by Health Department. They also clean restrooms, straighten furniture, and police the deck.

**One time Improvements totaled \$32,680.63.**

Keys - When assessments are paid a new key tag is issued. One key per household issued. The articles read one vote for one lot, which the Board takes as one key per lot.

Locks – Locks were changed because keys were being duplicated.

Pool Furniture – purchased new furniture for shelter. Went over budget because we wanted a quality set that would last.

Pool Shelter – came in a little over budget due to contractor needed architectural stamp.

Repair Pool Fence – Fence at pool has been on the list of repairs for a long time. Entire front fence replaced

Repair Tennis Court Fence – fixed post and fence

Signage – Signs on private drives were replaced

Net income we spent 20,000 more than what we brought in. Our balance was \$57,000.00 after 2013 we have \$37,000.00. Anyone can ask to see financial books at anytime.

**Review of 2014 budget:**

**Introduction of Markley Farm Bookkeeper** - Betty Feller is the bookkeeper for the MFHOA. Betty has taken the MFHOA accounting to a new level. Betty converted our old system to QuickBooks and everything is unbelievable. Betty kept her hours and took on more responsibilities, implemented a new system, picks up mail, keeps records required by law. The Board granted Betty a well deserved raise! Thanks Betty.

Landscaping is under contract until 2014

Office supplies came in under

By-laws require us to have an audit

\*Replaced two pumps and

We have a balance budget. Whatever we bring in we are spending. STEVE ANDREADIS WILL BE SURPRISED IF WE COME IN OVER BUDGET!!!!

Assessment due March 1<sup>st</sup>. A reminder notice will be sent again. A reminder notice will be sent a week or two out from due date. No Increases in assessment.

**Review from Real Estate Manager - Nick Vesoulis**

Projects for 2014:

- Tennis net replaced and post new crank system
- Pressure washing and staining deck
- Changing deck to bump out sides and add steps to back

- Pump house boards to be replaced
- Lighting repairs
- New latch

Key tags will be implemented on April 6<sup>th</sup>. Assessment must be paid.

Shelter reservations worked out well, we had 6 reservations, nothing but great comments.

Swimming Pool cannot be reserved for a party only the shelter area. All residents can use the swimming pool during the day with a party going on.

Pool closes at 9:00 p.m.

Betty Feller can be contacted on Markely Farm Website. It's difficult to get neighbors to sign up for Markley Farm Website, but the board is promoting the website and encouraging neighbors to use it.

**Markley Farm Directory** - Nancy Spreen is going to be doing a Markley Farm directory and wants volunteers to help her. Ed Woods, Betty Feller and Bob Martin volunteered to help.

**Questions from attendees:**

Question? Party after hours. 9-11? Can residents still reserve these hours for a party as in past?

Question: Can lights be installed on steps (walkway) into pool.

Answer: Motion lights were installed on corner of bathhouse and should light steps.

Question: What can be done about a house that has a deck falling down and homeowner has not fixed?

Answer: Anderson Township has property maintenance code, the board cannot police deck falling down on private property, but board can police anything happening in the common areas.

Question: Is parking a car in tennis court parking lot all day and overnight allowed?

Answer: Rules state you must be using the facilities to park in common areas. Neighborly things to do are try and contact the owner and ask them to move car before calling township.

Question: What about parking cars in swimming pool parking lot all day, why is that different?

Answer: There is no difference. Rules state you must be using the facilities to park in common areas.

Question: Is there a protected password for Markley Farm website?

Answer: Yes it is protected.

Another security measure is that our bookkeeping records are not on-line. There is a back-up CD kept at a different location, just in case something would happen to original books.

More people need to sign up for Markley Farm Website. "Next Door" is a website that you can register for on the Markley Farm website to communicate with other neighborhoods. It does not have anything to do with the Markley Farm Website. Sue Veldkamp maintains the Markley Farm website and does get paid. Need board approval to have anything posted on Markley Farm Website.

If you are interested in creating a website committee please let the Board know. To sign up for the website go to [MarkleyFarm.com](http://MarkleyFarm.com).

**Review of By-Law Revisions - Steve Feller** – explained why the By-Laws needed to be revised: A 2010 change in the State of Ohio law for HOAs requires that a current copy of the By-Laws be recorded with the Clerk of Courts. In 2013, the Board commissioned a committee to review the By-Laws and make recommendation for other changes. The Board approved the committee's recommendation. 41 member votes are needed to pass the By-Law revisions.

Explanation of Major Documents:

- Declaration of Covenants – List of Rules, Procedures and Policies, this trumps the By-Laws and Articles of Incorporation
- By-Laws and Regulations – Provides basic framework of association and procedures
- Articles of Incorporation – The primary rules governing the management of a corporation

Steve Feller went over each article to be changed and explained the need for the changes.

At 9:16 pm, Betty Feller made a motion to recess meeting for purpose of collecting votes. Need 41 member votes for this to pass. As of this time, we do not have enough votes. We will call another meeting once votes are counted after March 1st. Notification will be sent to homeowners announcing date and time of continuation meeting. The minutes will be going out onto the website. Steve Andreadis confirmed the motion.

**Continuation of Annual Meeting for purpose of collecting votes for By-Law Revisions:**

The Bylaws were approved at a meeting duly called and held on February 03, 2014 and adjourned to May 19, 2014, by a vote of 47 of 80 members for at least 51% of the property owners in Markley Farm Subdivision.