

March 11, 2010

## Minutes from MFHA annual meeting

In attendance were Peggy Martin, Steve Faherty, Steve Lacy, Chuck Storey, Mike Luehrmann, Steve Reichard, Nick Vesoulis, Jane Vesoulis and Al Krekan.

President, Steve Faherty called the meeting to order at 7:15 p.m.

**First topic of discussion** was the confirmation of Peggy Martin, member at large/social director and Jane Vesoulis, Secretary. Both homeowners were elected running unopposed. The vote count was not made public. Also discussed was the fact that all other board terms expire at the end of this year. Mr. Lacy confirmed that he intended to run again as treasurer, Mr. Storey as Vice President re-committed and Mr. Faherty as President was still considering. The terms of Peggy Martin and Jane Vesoulis run concurrently for two years expiring in 2012.

**The MFHA website** has been updated and homeowner Sue Veldkamp remains at the controls. Homeowners must first join the site before gaining access. The board intends the site to be a central point of access for homeowners to get updates on our neighborhood and a means for homeowners to make general neighborhood announcements. If you would like to have something posted, email Sue Veldkamp at [sue@matschca.com](mailto:sue@matschca.com). Sue may check with the board prior to posting messages if she is questioning the purpose or content. The site is not meant to be used as a personal blog or form of advertisement. It is for the sole purpose of the Markley Farm Homeowners Association and means of communicating neighborhood business and points of interest.

**The review of the budget** had no surprises. Expenses were maintained at previous levels with the exception of a small increase for the pool operations due to the installation of a new drain cover required by law. It was noted that annual dues were increased 3% and suggested that this incremental level be continued for the purpose of re-building the reserve fund which currently has a balance of \$5,500.00. The association previously had reserves in the \$40,000 - \$50,000 range but large pool maintenance depleted the reserves. The board believes it prudent to focus on building the reserves so a large assessment does not become necessary in the future. Significant future expenses are unavoidable considering the property maintenance of the association's amenities. The paddle tennis platform is in need of repair or replacement and the fence at the tennis courts and eventual resurfacing of the courts and net maintenance will need attention in the future. The board will gather cost estimates for the homeowners to consider options. In 2009 the swim club parking lot was resurfaced at a cost of \$8,762 and the stonework around the gazebo was repaired for \$850.00.

**Capital expenses for 2010** were discussed with a unanimous vote by the board to install a new fence and landscaping along the shared property line of the pool and the Kopras' residence. Also a security camera for the pool area should be installed with cost estimates for the entire project of \$3,000.00. The rear fence of the pool area was discussed and agreed that the thick natural over- growth provided a security benefit and should therefore be left as is for now.

An estimate to build a roof structure over the existing pool picnic deck area was presented by Peggy Martin with a cost of less than \$2,000.00 but Mr. Reichard's construction background and knowledge caused him to question the ability of the current structure supporting the weight of a roof with a heavy snow or high winds from damage. It was agreed that more consideration would be made around this topic as a future capital expenditure with Peggy Martin and Steve Andreadis presenting plans for a covered patio area and or repair/replacement of the current picnic deck as soon as they have researched the options.

Signage was again a board topic including entrance signs and street signs. Markley Farm won an award from the township recognizing the beauty of our entrance from Markley Road as one that stands out within the community. Estimates to build stone entrance signs, staying in character with the stone at the pool entrance, had been obtained by previous board member Jenni Kirk but are now out of date. The neighborhood street signs also have need of some repair with some signs streaking/staining due to the chains. Because of the exposure, stainless steel chains and hooks are necessary but not readily available when storm damage causes them to be remounted. Chuck Storey suggested we update current street signs that have stain damage with paint and vinyl. He will get estimates from local sign companies. Steve Faherty suggested we hire local contractor or interested neighborhood 'young adults' to paint the current signs posts black. The fences were mentioned and the audience agreed that most homeowners have kept up with painting the fences that adorn their yards but if a fence needed paint, it should be done when we paint the posts. Mr. Faherty and Storey will secure the labor and material for completing the paint project. Mr. Storey will complete the sign face maintenance. Budgeting for total sign replacement and entrance signs will be researched by Mr. Storey and brought to the board for future capital expenditure consideration.

**The Pool** will open on May 3<sup>rd</sup>. Mr. Krekan informed the board that he is retiring as our pool manager at the end of this pool year. I will contact Sue Veldkamp to post on the website the pool opening date, the request for help in our annual summer cleaning and preparation to open the pool and solicit interest from any homeowners to step up as the new pool manager.

**Long term plans** for Markley Farm, the board agrees, are as many as there are homeowners. Any homeowner interested in presenting a plan for improvement/enhancement to our neighborhood should present their ideas to the board with a complete analysis of cost and implementation.

**Adjournment** was motioned by Steve Lacy and confirmed by Peggy Martin at 8:10 p.m.