

Markley Farm Homeowners Association Annual Members meeting

February 28, 2017 held at 7 PM Anderson Public Library

1.CALL TO ORDER	Called to order 7:05
2.ACKNOWLEDGE QUORUM SECRETARY	We have quorum – 13 homeowners and 20 Proxies
3.INTRODUCTIONS	Steve Feller was only returning Trustee whose term was up. Bayle and Brian declined to run again
4. Elections	No Write-Ins Nominations from the floor Steve Feller – voted in unanimous
Treasurers Report	2016 Actual to Budget – <ul style="list-style-type: none">• Steve Feller handed out additional copies that were previously mailed• Cashed in CD and put money on Bank Account• Balance in Bank as of 12/31/16 was \$60,061.35• Net Income for 2016 was \$11,798.24 due to<ul style="list-style-type: none">○ Collected all past due fees○ Didn't do any major projects or had any major repairs○ Didn't do annual audit 2017 Budget – Steve handed out copies that will be sent to Sue to post on Website once approved <ul style="list-style-type: none">• Expect same as last year• Put Bookkeepers Job out for bid• Put in \$40K to refurbish Paddle Court• Gave one time \$100 Rebate to all homeowners
5. Real Estate Manager	Steve F made motion to vote on approval of the budget after the discussion on Paddle Court Steve Feller the Estate Manager report in Steve Andreadis absence Markley Farm Real Estate Manager Report From the Real Estate Manager: <ul style="list-style-type: none">• MF will continue using Art Daniels Pool Service for 2017.• This Spring the pool will be drained and acid washed.• Missing pool tiles will be replaced at this time.• All the straps from pool furniture will be repaired.• We will be adding 2 new tables and umbrellas for the upcoming season.

Paddle/Platform Tennis Court

- Electrical repairs will be done to the Markley sign outside the pool entrance as well as other lighting repairs.
- Grass Barbers will continue in its second season with MF. With competitive bidding on the landscaping, MF has been able to lower its expenditures significantly. Grass Barbers will be doing some drainage work in an effort to minimize washout.
- 2016 saw record usage at the pool. There has been an influx of new neighbors with young children, a welcome sight at the pool. The shelter is also being well utilized daily for relief from the sun as well as private parties.

Committee Completed their evaluations

Questionnaire was sent to homeowners to get their feedback

Put in statement that there is \$40k in the budget to do something about the Paddle Court

Ed woods – All in favor.

Motion to send a ballot out to every homeowner to either refurbish and add Pickle Ball it at \$34 to \$40 K or Remove it - \$15 to \$20K There is potential for a future improvement and decision.

The one that gets more than 41 of 80 homes will be moved on by the board to proceed –

Tally of votes will be after 15 days if nothing is achieved then a second mailing will be made to anyone that has not been approved to return their ballot within 15 days.

A handout of the results were given out at the meeting and will be sent to Sue to post on website.

In summary:

- A. Mail a ballot out to each homeowner asking for a vote
- B. Each Homeowner/Lot gets one vote
- C. Go with the choice that receives 51% of the votes for homeowners in good standing (If all 81 homeowners were in good standing that would be 41).
- D. After 15 days from the first mailing if we had not achieved the required votes for either choice then a second mailing would be made.
- E. If after 15 days from the second mailing, no choice had received the required level of votes from homeowners in good standing then the decision would be left to the board to decide.

7. NEW BUSINESS

Discussion was held on what to do about the new construction just west of the Association. There is out of bonds for anything the association or board to could do to influence the use of that property, It was suggested that homeowners adversely impacted by that project contact the township.

8. Adjourn

Adjourn at 8:27 pm

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