

Markley Farm Homeowner's Annual Meeting 3/4/2015

In attendance: Chuck Storey, Nick Vesoulis, Betty Feller, Steve Feller

Home Owner Steve Feller called the meeting to order at 7:22 p.m.

A total of 30 (3 of them showed up who have sent in proxies) proxies and 3 number of attendees sign-in so a 25% quorum was met to make this an official meeting of the MFHOA.

Agenda

1. Announce a Quorum was met – Steve Feller

2. Address the Home Owners – Steve Feller

- a. There were Acknowledge appreciation of contribution of Peggy Martin and Steve Andreadis for their past years on the board

3. Review 2014 Meeting Minutes – Steve Feller

- a. 2014 meeting minutes were posted on the website and mailed to all homeowners on 1/15/15
- b. Highlights
 - “ 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.”

- c. Questions – no other questions

4. Old Business

- a. Bylaws were recorded with Hamilton County Clerk of Courts in 2015.
- b. Report on Markley Farm Directory -- No report
- c. Other Old Business

5. Elections of Officers –

- a. Ballots were distributed with instructions to choose up to 7 board members. The By-laws say that we can have up to 7 Board members. Steve repeated that 5 were named from the nominating committee were:
 - i. Steve Feller
 - ii. Gayle Burdick
 - iii. Bryan Harman
 - iv. TBD
 - v. TBD
- b. A break was called to count the votes
- c. The top 7 votes in order of votes were:
 - i. Steve Feller
 - ii.

The write-ins that were in attendance we asked if they wanted to be on the board. The ones not in attendance will be contacted to see if they want to serve.

**6. Report of 2014 Summary of events and expenditures
Review from Real Estate Manager -- Nick Vesoulis**

Projects for 2014:

- Contracts are in place for pool maintenance, lawn and sprinklers.

Projects for 2014

- Retaining wall around Pool
- Re-webbed 33% of Furniture
- Pressure washed deck

Reservation shelter – had 7 reservations in 2014 up from 6 in 2013; anticipate 10 for 2015 more graduations. Feedback was very positive from those that made reservations.

7. Proposed 2015 Budget

- a. The Proposed 2015 Budget was mailed to all homeowners of 1/15/15
- b. Open for Questions – Steve

8. New Business

- a. Projects for 2015 – the budget had no new projects and was left up to the new board
- b. Eventually will need to resurface the whole pool and replace the tiles, Nick had estimates for \$22K – this will be presented to new board

- c. Keys will be implemented on Saturday May 9th at 8 to 10 am. Color will be **Black**

9. Open for discussion

At 8:03 pm, Betty Feller made a motion to Adjourn