

Shortly you will receive a letter in the mail.

The annual Markley Farm Homeowners Association Annual Members meeting was held on February 28, 2017. This is a special report from that meeting. Normally the minutes from the meeting would be posted by now on the website, however there were some follow-up actions that needed additional work. The minutes are now posted on www.markleyfram.com

During the annual meeting, besides reviewing the favorable financial position of our Homeowners Association there was a very productive discussion on what to do with the Platform Tennis court. A copy of the 2017 budget and the Results from the Questionnaire used to get feedback about the Platform Tennis Court are now posted on the website as well.

The 2017 budget had a \$40K budget item to repair the Platform tennis court.

It was voted on by the homeowners at the meeting that before approving the \$40 K that we should see what the majority of the homeowners thought.

This is where we need your immediate attention.

The letter will have a time to return your vote to:

1. Approve the board to allocate \$40K to Repair the Platform Tennis Court to a maintainable condition and add the capabilities to play Pickle Ball on the same surface.
2. Approve the board to allocate to ~\$6 to Remove the Platform Tennis Court and structure and leave it as a grassy area for future development. **Note that the original quotes that discussed at the meeting were between \$15K to \$20K. After the meeting we received a quote from Evans Demolition that it could be removed and the area could be restored to a grassy area for \$5,575.**

To help you decide:

Please visit the website for details of what was handed out and discussed at the meeting:

- The 2017 budget includes the \$40K to repair the Platform Tennis Court to a maintainable condition and add the capabilities to play Pickle Ball on the same surface.
- The Results from the Questionnaire used to get feedback about the Platform Tennis Court.
- A copy of the minutes from the 2017 annual membership meeting.

Additional Information that was obtained after the meeting:

- We received a report from a vendor that inspected the Platform tennis court that it was not suitable for play, so the entrance was locked until further notice.
- We received a quote from Evans Demolition that the Platform Tennis court could be removed for \$5,575. At that price it could be done without heavy equipment which would avoid damage to the tennis court.

For your vote:

- Repair the Platform Tennis Court to a maintainable condition and add the capabilities to play Pickle Ball on the same surface.
- Remove the Platform Tennis Court and structure and leave it as a grassy area for future development.

The homeowners approved these rules for the vote:

- 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.