

Board Meeting Minutes for April 10th

In attendance:

Board Members: Jim Waddle, Brenda Bennett, Edvique Shaver, Sue Hawkins
Peggy Moore was not present

Homeowners Present: Bob Shaver and Jeff Hawkins

Meeting called to order at 7p.m. by President.

President's Report:

Jim requested we address/discuss both old and new business in order to resolve concerns previously raised and move forward with new business.

Old Business discussed and resolutions are as follows:

A: The previous board had voted for an HOA initiation fee for all new homeowners. This fee was to be \$50.00 and the HOA dues were increased to \$150. This will be added to the covenants as an addendum, filed and enacted upon moving forward.

B: On 10/15/2018, the Garrison Farms sign at the west entrance was lowered to improve the line of sight for people pulling out onto Union Hill.

C: The request of having a pool and barn installed at 223 Lakeside Trail was granted after review of the plans.

D: No new gravel will be added to the access road to the common areas, as it has been looked at and deemed unnecessary.

E: The problem of the gate lock at the Garrison Trail access road has been discussed in the past. A new lock will be purchased and each home on that side of the neighborhood will be provided with a new key to this lock. This resolution is in progress.

F: Jim Waddle will speak with homeowners about keeping the gate closed at the Lakeside Trail side.

New Business discussed:

A: Moving forward, there will be only **two mailings** sent out each year to homeowners. One for yearly dues and one to announce the end of the year meeting. Details will only be added to these letters as deemed necessary.

B: **Two emails** will go out over the course of the next two months announcing this change in methods of communication and will also state again the board members, their contact

information and dates for future HOA meetings. The emails will again state the Garrison Farms website address for homeowners to have access to neighborhood information. Please check out Garrison-farms.com

C: It was discussed that we will work towards making the website the main source of communication and emphasized the need to simplify and make access to information readily available.

D: The board voted on how to handle any home-based businesses within Garrison Farms. It is now the norm to have some sort of income producing business conducted within the home and is deemed acceptable unless it causes some sort of nuisance, disruption or concern for other homeowners. Therefore, instead of changing the by-laws or covenants, any homeowner can come to the board and conduct a question and answer session with the board for approval. Each homeowner currently conducting some sort of business at home is not required to come before the board unless an issue or concern has been raised.

E: Edvique Shaver came before the board and after a healthy discussion and many questions asked and answered, her home based consultative business has been approved. As a board member, she abstained from the vote. The remaining present board members voted and approved her business as it is currently being run.

Treasurer's Report

See attached report

Social Director

A: Brenda brought attention to the wonderful job that Jane Dreyer, Pattie Jones and Carolyn Kissiah have done with welcoming new neighbors.

The next board meeting is currently scheduled for July 9th at Brenda Bennett's home.