

**DRAFT**

**Countryside Farms HOA Board of Directors Meeting**

**February 29, 2020**

**9am**

**Sheriff's Substation HWY 200**

- Meeting called to order by President Coy Jamerson at 9:18am
- **Roll Call:** In attendance - Coy Jamerson, Mike Webb, John York, Erin Leff, Grant Treiber.
- **Pledge of Allegiance**
- **Welcome New Members**
- **Request to approve today's agenda:** *Mike Webb moved to approve the agenda. Seconded by John York. - all 5 members in favor. Motion passes.* Leo Neville questioned nomination of officers from the newly elected Board. *Mike Webb moved to keep officers as they had been as of the last meeting (President Coy Jamerson, Vice President Mike Webb, Treasurer John York, Secretary Erin Leff, Board Member Grant Treiber). Seconded by John York All 5 in favor - motion passes.*
- **Request to approve Minutes from Nov 16, 2019 Meeting:** *Mike Webb moved to approve the minutes from 11/16/19. Seconded by John York. All 5 in favor - motion passes*
- **Message from the President:** Members are always welcome at Meetings of the Board. It appears there was a hate crime within the community. We do not condone or approve of any sort of bullying/hate crimes. Members please respect the views of our neighbors.
- **Treasurer's Report:** (See attached)
  - Financial Statements: We have changed banks and improved our returns. Market linked CD's have a guaranteed return which may be higher depending on the strength of the market.
  - Receivables: 3 homes have not paid any of their annual dues. Recommendation is now to lien as worded in our C & R. These homeowners have been sent emails, letters and certified mail already.

*John York moved to file liens and move to foreclose. This can be done by the board or attorney. Previously had been done by the Board (simply). \$10/page. Costs associated with the lien would be recovered as well. Seconded Grant Treiber. All 5 in favor - motion approved.*

- John York asked if there is a Formal reserve set up for the roads? Leo Neville indicated that the money has been set aside but has had the name of these accounts changed. He also indicated this would be somewhere in the old records. Leo Neville indicated that he would participate in the Road Committee. We discussed a section at the exit gate to patch. Patching is not likely to be a permanent fix. This can be continued at a Road Committee meeting.

## **Committees**

- **C&R** - This has been delayed because of many other large community projects that are now completed. We plan to start this in March 2020.
- **Road** - Need more volunteers to start exploring what and when we need to do.
- **Compliance** - The committee is looking at potential issues, and bringing them to the Board. The Board then decides what to do next. Thank you Marilyn Leff, Tracey Webb and Gayle York for your efforts.

## **Old Business**

- **Update on Gates/Camera system** - New Gate Keypad appears to be working well. We still have a few people to set up their phone app. An email went out indicating to contact Erin or Coy with issues. New Camera system is working perfectly. We can see virtually every part of the entrance. It has already helped recover an item taken from the gate. Question if the installer of the old cameras would evaluate - they declined. Multiple estimates were obtained for the new system Question if there was any refund on the old equipment - it is not functioning well and had no value other than scrap.
- **Website** - financials are posted thru December. All community documents are posted. Contact Erin Leff if any new content is wanted/ needed.

- **Handling Complaints** - Policy - A “Complaint Form” will be made by Mike Webb and posted to the website. This can be filled out, printed and delivered to the “Board Intake person” to voice a formal complaint that will be brought to the Board. This is different from a C & R violation issue. Anonymous complaints will not be accepted.

*Mike Webb moved to adopt the above complaint protocol. Seconded by Grant Treiber. - all 5 members in favor - Motion passes.*

- **Stop Signs/Speed limits** - We are concerned about safety - especially with children. Grant Treiber observed the following: many/most people do not stop at our stop signs. After speaking to the Lieutenant here at the MCSO, they reported: Our signs are non-compliant. They are not approved signs. To be compliant they would need a city survey, have a painted stop line, and fulfill other requirements. We can have proper signs, but that would require an application to the county. If approved they would put those signs in and THEN the sheriff could enforce them. Grant Treiber recommends removal of the stop signs as they could be a liability in the event of an accident as they are not legally enforceable. The speed limit signs are also not enforceable. Need to have a community vote as to whether we want new signs and ensure they are compliant. This is a complicated issue and would be best to add to the Road Committee. *John York moved to table this issue for legal advice and a letter from the sheriff. Coy Jamerson Seconded. Erin Leff, John York, and Coy Jamerson in favor. Mike Webb and Grant Treiber opposed. - Motion approved.*

- **Lot 43** - 2 trees 12” in diameter were installed, but homeowner is having trouble getting additional large trees. The yellow structure is a well covering. Coy Jamerson asks the board if we would approve a smaller diameter tree 9”(as they are available). Mike Webb requests an arrangement if the board allows a smaller diameter tree, the homeowner would remove/move the piles of wood. This could be completed in 30 days. 90 days for the additional 3 trees (9” diameter minimum). There is also a shade sail in the rear of the home. Our C & R will allow a “wall, fence, or hedge” to hide the well covering. *Coy Jamerson moved to table this issue to allow the homeowner time to read the C & R and submit a proposal to the Board regarding the well covering, and shade sail as a request. Second Mike Webb. All 5 in favor. Motion approved. Coy Jamerson Moved to allow 90 days to get 9” trees (3) installed, and clean up the wood and store it behind the guest house out of view of*

*neighbors within 30 days. Second Grant Treiber. All 5 members in favor - motion passed.*

- **Lot 58** - Homeowner received a letter a month ago for additional items to be corrected. Certified mail not responded to. *Coy Jamerson moved to move to legal action. Seconded by Grant Treiber. All 5 members in favor - motion passed.*
- **Lot 10** - still in the legal system - will update as soon as it is over.
- **Lot 40** - a Homeowner brought up issues on this lot. They are being attended to with the Compliance committee.

### **New Business**

- **Front entrance improvements** - New landscape company gave us a good bid to take over maintenance. Front entrance needed pressure washing/painting. Estimates were obtained. The front was pressure washed, painted and sprayed by Mills Construction at a comparable price discounted by 20% as they are a new company. The Church is also responsible for some of this fence. *John York moved to approve the price of the work and approach the church to pay for their portion. Second Grant Treiber. All 5 members in favor. Motion passed.*
- **Message Board** - Was approved at the previous meeting - still looking to find the right item. Table until next meeting
- **Lot 69** - Unauthorized tree removal - A tree was removed before inspection. Owner indicated the tree was dead. Coy Jamerson moved to send certified letter proving tree dead. Now unable to prove this after the fact. Our issue is verification. *Grant Treiber moved the homeowner has an Option to have an arborist consult **or** replace tree. Second Mike Webb. All 5 members in favor. Motion passed.*
- **Lot 48** - Unauthorized Tree removal - This is the second time that we are aware they have cut trees without approval. After the first time, the “green letter” was sent to all residents and homeowner was advised in person. These actions are irreversible. Need to go through the process getting a letter indicating need to replace mature trees or this will go to legal. *Mike Webb moved we send letter of violation, owner will need to work with the board to provide a settlement or this will go to legal. Grant*

*Treiber seconded. All in 4 favor. Motion passes. (Coy Jamerson not present)*

- **\*\*Lot 80** - this issue was attended to out of scheduled order\*\* A shed was installed, and has now been removed. The homeowner resides in Boca Raton, her son in law is present intending to represent in lieu of the homeowner. Son in law is not on the deed and therefore cannot act in this capacity at our meeting. There is a vehicle (commercial) being used to clean out the property. Son in law previously was given a few weeks to complete this task which is still not completed, This vehicle needs to be removed now. Dues on this property also not paid. Son in law said he will pay dues tomorrow.
- **Lot 14** - Commercial Vehicle - Owners have a business and will bring the vehicle back and forth. It does not appear to be staying overnight. Table until next meeting. Question also about dogs being kept outside unattended as well. This item added to the C & R violations.
- **Lot 59** - Chain link fence - See attached: Homeowner provided letter from Insurance company. Unable to insure property without proper fencing to secure pool. 3 or 4 board fence is not adequate. All board members agree this is permitted.
- **Community Yard Sale** - We need a volunteer to organize this. Will need to speak with Coy who may have a volunteer and Sandy Irving may also help.
- **Storage of Community Documents/Seasonal Items** - there are many many paper documents that are degrading/degraded. We got an estimate to digitize /store documents for \$1500. Can seek additional estimates. *Mike Webb moved to get one more bid and review documents. John York seconded. All 4 in favor. (Coy Jamerson not present) Motion passes.* Holiday decor - cost of storage may exceed the value of the objects.
- **Community Spring Fling** - seeking volunteers to host this event.

**Comments from members:** - Bob Sawyer - question about C & R violations. The list that the compliance committee constructed needs to be studied by the board to determine what is a violation and then act accordingly.

**Adjournment** John York moved to adjourn. Grant Treiber seconded. All 4 in favor. (Coy Jamerson absent) - motion passed.  
Meeting adjourned 12:22pm

Respectfully submitted  
Erin D, Leff  
Secretary, Countryside Farms HOA  
February 29, 2020.  
Approved 5/30/2020