



Shearon Farms Single Family HOA Meeting Minutes

Quarterly HOA Meeting:

Date: Dec 4, 2012 @ 7:30 pm

Location: Richland Creek Community Church

Board Members in attendance:

Brandon Kooman

Pat Kandefer

Ed Kato

Tom Paonessa

Number of home owners present: 17 + 1 proxy

Brandon Kooman, the current HOA President, called the meeting to order, reviewed the agenda, polled the audience for additional topics of discussion and officially began the meeting. The following topics were discussed:

1. FY12 Objectives – the following list is a review of the objectives that were completed by the Shearon Farms HOA Board of Directors during 2012
 - a. Improve communications
 - b. Clean-up Shearon Farms Avenue through beautification project
 - c. Ensure we preserve a strong community through social and outreach activities
 - d. Integrate with townhouse and new community members
 - e. Build relationship with Dan Ryan builders
2. Communications
 - a. Announcement signs – being posted in the neighborhood to announce any HOA related events including meetings
 - b. Improved website – <http://shearonfarms.com/>
 - c. Moderated Google site – the formal mechanism to deliver HOA related announcements to all single family homeowners
 - d. Paper based notifications in mailboxes
 - e. USPS mailings in FY13
3. Beautifications Committee
 - a. Enforce rules
 - i. Lawn and landscape violations – enforcement to begin in 2013
 - ii. Volunteers to mow foreclosed houses and SF Ave (Tom)
 - iii. Parking violations (both in SF and Townhome side)
 1. Parking remains a challenge – Overnight parking on the streets of the single family homes section of Shearon Farms is prohibited; homeowners will be asked to move their vehicles to ensure unobstructed passage by homeowners and emergency vehicles. A proposed fine process will begin in 2013 to ensure compliance.
 - b. Landscaping
 - i. Complimentary monument at near SF/Clover Banks
 - ii. Quarterly plantings
 - iii. Weed and mulch SF Avenue
 - c. Paint Colors
 - i. Compiled “acceptable” paint colors – Approved paint colors are available from the Architectural Review Board and will be posted on the Shearon Farms web site; all homeowners that wish to paint their home must submit a request with proposed paint colors to the ARB prior to beginning work.

4. Social Committee (Brandon)
 - a. Block Party
 - i. Precious Stone (Mexican)
 - ii. Corktree (Margaritaville)
 - iii. Rainsong/Overglen (Carnival)
 - iv. Clover Bank (Chili Cook-off)
 - b. 2013 will likely bring a spring community event and a fall community event instead of separate block parties; more details to be forth coming in early 2013.
5. Outreach Committee (Ramona/Danny)
 - a. Welcome baskets
 - b. Luminaries (Dec 24) / Rain Date Dec 31
 - c. Holiday toy drive – Gerald (Jeep) Dangler is leading this event; drop of donations at his home at 9704 Corktree Ct.
6. Covenants Committee (Harvey)
 - a. Reviewed all neighborhood documents
 - b. Developed rules and regulations
 - c. Better Enforcement in FY13
7. Neighborhood Watch (Ed)
 - a. Townhouse communities are engaged in the program
 - b. Very important – especially with influx of new neighbors
 - c. Focus of FY13
 - d. Upcoming events (April, Fire & Safety) event details to be announced in early 2013
8. Townhouse Integration (Brandon)
 - a. New board formed
 - b. Committees establishes
 - c. Looking for opportunities to better integrate
9. Budget Discussion – The proposed 2013 budget was presented to the homeowners in attendance on a line-by-line basis allowing for discussion and questions
 - a. In regard to the proposed sign replacement project it was suggested that the Board secure additional quotes for the proposed project to ensure a competitive price
 - b. The proposed budget for 2013 was \$11,100.00 with a proposed reserve of \$5,758.00 therefore setting the annual HOA dues at \$150.00 for total revenue of \$10,800.00. The proposed annual dues of \$150.00 are a reduction from the 2012 annual dues of \$180.00.
 - c. A motion was made by Hollyn Thompson to accept the budget as proposed, Robert Thum seconded and a vote was taken, the vote was unanimous to accept the 2013 as proposed by the Board of Directors.
10. Open Board position – Pat Kandafar nominated Kathy Kennel to the open Board position that is being vacated by Brandon Kooman as he leaves the HOA Board of Directors and she was voted as a Board member unanimously by the homeowners in attendance.

Respectfully submitted December 10, 2012 by Ed Kato, Shearon Farms Single Family HOA Secretary.