

Sutherland Farms Homeowners Association

2017 Annual Meeting Minutes – January 7, 2017

- I. **Call to Order 2017 Sutherland Farms HOA Annual Meeting – Reggie Stewart, president**
- II. **Looking Back at 2016 – Officers and Board of Directors**
 - a. Functioning Within the Operating Budget
 - i. We reviewed the 2016 Income and Expense statement in detail. This statement ending 12/31/2016 can be found on our HOA website (www.sutherlandfarmsbg.com) under the Documents tab.
 - b. Neighborhood Restrictions and Enforcement Update
 - i. Common complaints included fences creating safety hazards for drivers and playing children, utility trailers and RVs in driveways, and cars parked on the street.
 - c. Social Committee Update
 - i. Successful neighborhood yard sales in April and October
 - ii. Successful Spring Fling neighborhood picnic held in May
- III. **Financial Review and Proposed Budget for 2017 – Geri Connally, treasurer**
 - a. The overall proposed operating budget was discussed and voted upon. All in attendance voted unanimously in favor of the budget.
 - b. We discussed the likelihood of increasing the annual HOA assessment fee as our expenses have surpassed our assessment income. An increase of \$25 (for an annual assessment of \$150) was discussed. The Board unanimously voted to increase the annual assessment to \$150 per year for 2018.
 - i. We reviewed a spreadsheet detailing the HOA's annual revenues from assessment fees versus the annual expenditures from 2006-2016 and projections for 2017-2020. Click [here](#) to view the spreadsheet.
 - ii. We also reviewed and discussed our "maintenance only" year in 2016 and the reference point for what it costs just to maintain our landscaping, without improvements. This proved to be an important factor in the Board's recommendation for increasing the annual assessment fee.
 - c. The 2017 Budget can be found on our HOA website (www.sutherlandfarmsbg.com) under the Documents tab.
- IV. **Discussion Topics for 2016 – Officers, Board of Directors & Homeowners**
 - a. Future Needs and Projects
 - i. Updated solar lighting at entrances
 - ii. Maintenance and painting of street signs and posts
 - iii. Possible picnic area at Cross Hall Loop
 - b. Committees
 - i. Jacqueline Rowe will continue as our Social Committee chair.
 - ii. Gerry Otto will continue as our Restrictions committee chair.
 - c. Stop Signs & Intersection Safety
 - i. A resident expressed safety concern about the four-way stop at Morning Dove and Nugget Drive. The Warren County Roads Department was unable to provide much guidance on how to eliminate the speeding issue within our neighborhood, as speed bumps/tables are no longer allowed on county roads

due to issues with snow plows. It was suggested that we request a sheriff patrol to ticket speeders.

V. Election of Board Members

- a. All existing Officers were willing to remain in their posts and were approved by the board. All existing board members were also willing to remain, and two new Alternate board members were added*. All board members were unanimously approved by those in attendance:

- i. President: Reggie Stewart
- ii. Vice President: Gerry Otto
- iii. Treasurer: Geri Connally
- iv. Secretary: Jacqueline Rowe
- v. Board Member: Mark Gardner
- vi. Board Member: Rebecca Lee
- vii. Board member: Sherry Novelli
- viii. Board Member: Jessica Surber
- ix. Board Member: Josh Turner
- x. *Board Member: Mike Yates (Alternate)
- xi. *Board Member: Charles Emberton (Alternate)

VI. Meeting Adjournment – Reggie Stewart, president