

Haley Farm Community Association, Inc.

HOA Community Meeting Minutes

October 8, 2023

Attending: HOA Board Members
Haley Farm Home Owners ...

The meeting started at 4:03 P.M. opening with the Board's (Ron Hammock and Scott Dilbeck) review of the effect of recent storm damage on the bank account reserve, proposed 2024 budget increase based on 2023 expenses, and clarification on the HOA responsibility in the common/undisturbed areas. An open discussion followed with Board members explaining what was determined after retaining an attorney for interpretation.

A homeowner raised the question of a previous violation of the buffer/undisturbed area, and the Board explained the action taken. The Board will follow up to ensure additional violations have not occurred based on feedback and the matter was tabled.

A motion to vote to increase dues from \$200 to \$350 was made by Jim Neese. Jeff Zook seconded the motion. A verbal vote was taken with no opposition noted. The Motion passed.

The Board explained the "Property Owner's Act" and the reason why it was adopted by the Board. The POA will help enforce any liens or fines through the County and also was necessary to enforce the proposed rental restrictions within the community. Copies of the POA were available for attendees and will be sent to those not in attendance.

The proposed amendment to restrict rental properties was discussed with ballots made available for attendees and will be sent to those not in attendance. The Board explained that if adopted hardship allowances would be possible upon review. All ballots are due by December 8th.

A general reminder was made and discussed regarding exterior changes (structural, landscaping, or color changes) that must be submitted to the Board and Architectural Committee. A few homes were noted which the Board will follow up on to make sure they are being maintained.

The Board will send out a message for those who want to participate in the Architectural Committee for the coming year.

Ballots for the HOA Board were available for attendees who had not voted.

Results of the HOA Board elections, copies of the POA, ballots for the Rental Restrictions, and notice of 2024 dues to be sent to homeowners not present.

Meeting adjourned.