



The Common at
Sinnott Farm

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Homeowner's Association for:

Quail Run | Spice Bush | Arrowwood | Spring Hill | Timothy Lanes

The Common at Sinnott Farm, Inc.

Annual Meeting
November 20, 2014
7:00 p.m.

MINUTES

Board Members in Attendance:

Ann Hanks, President
Diane Prescod, Vice President
Maria Stonecipher, Secretary
Myron Stewart, Director
Joe Timbro, APM

Call to Order: Ann Hanks called the meeting to order at 7:03pm by welcoming all homeowners in attendance.

Meeting agenda: Sent to all homeowners in last mailing.

Proof of Notice: Ann Hanks stated as required by the Association By-Laws, section 3.5, a packet was mailed detailing all the necessary information pertaining to the meeting.

Presentation of Board: Each member introduced himself/herself stating board position and time served.

Approval of the November 20, 2013 Minutes: The minutes were sent out with the last mailing. Ann asked homeowners if they had any questions or comments. Bobby Woods made a motion to approve the minutes and it was seconded by Mark Ashenfelter. The motion was approved.

Report of Officers and Committees

Year in Review : Myron Stewart reviewed some neighborhood highlights of 2013. The Board of Directors continued to reduce outstanding dues and prudently managed community finances within the framework of the Declaration and Bylaws. The board has stepped up communication with our landscaping company to ensure that common areas are being appropriately maintained to the expected standard. Community members were encouraged to contact board members if they are not satisfied or if something has been overlooked. Although everyone is not happy about the "walk abouts" that take place semi-annually, these are done to help keep the community looking good and safeguarding our property values. It is a part of living in Sinnott Farm that all residents knew about when they bought their homes. The board has taken active steps to ensure that our property values are maintained through enforcement of existing bylaws and performing periodic "walk abouts" in the neighborhood. The website continues to be maintained by Bobby Woods. We appreciate all the time and effort he puts into doing this for us. The sign on Deerfield was repaired by Julius Prescod and dug into it's original location by Myron Stewart. Many thanks to both of these men. The board has become proactive in reducing our water

usage. The sprinklers were not turned on until necessary and turned off in September in order cut our costs. There continues to be a quarterly newsletter that accompanies our mailing of invoice fees.

ByLaws/ Covenant Committee: Leslie Woods, chairperson, was not able to attend the meeting but sent a report that was read by Diane Prescod . The committee has made significant progress in reviewing and evaluating the rules. The revisions should be completed and homeowners will be able to comment within the next 6 months. The Covenant Committee is in the process of completing the fall inspections. There is a new process for submitting requests for exterior improvements that will be sent to homeowners but is also available on the website. The committee also enhanced it's webpage and is also looking for volunteers.

Welcoming Committee: Three new families have moved to Sinnott Farm this past year. Jeff and Gwen Olmstead are the new co-chairpersons of this committee. They have recently welcomed Paula Casey, a new resident on Arrowwood. Paula was present and introduced at the meeting.

Election of Inspectors of Vote: Ann asked for a couple of volunteers to count votes in the election. Julius Prescod and Paula Casey volunteered.

Financial Report and Presentation of the Budget: Penny Jackson was unable to attend the meeting due to a personal emergency. The report was given by her husband, Brad Johnson. Brad reviewed the 2014 budget and shared the variance in all areas. Money was spent to complete crack sealing on all 5 lanes in Sinnott Farm. The current account balances that were reported as of October 10, 2014 were:

Operating Fund:	\$23,388
Capital Expenditure:	\$28,835.
CD Account:	\$25,302
Total:	\$82,525.

The new 2015 budget was shared. The budget is set for \$63,321. Additional funds will be placed in the Reserve account for street paving that will need to be done in the future. The community fees will remain the same. The budget passed automatically as there were not enough homeowners present to vote against it.

Election of Members of the Board of Directors: Ann explained that volunteers or nominations would be accepted for 2 vacancies.

Myron Stewart nominated Penny Jackson and Maria Stonecipher for the two vacancies. Julius Prescod seconded the nomination. There were no other nominations and both nominees were accepted by the board for a two year term.

Homeowner Comments & Questions:

Bobby Woods asked when the sealing of the cracks in the road would take place. Joe Timbro responded that it is set for the week of November 24th.

Bobby also asked what the timeline for repaving would be and do we know what it would cost. Myron responded that we were looking into some different material that might cost less such as what was used by the town to pave Duncaster and Terry Plains Road.

Marie MacDonald shared that in the next couple of months we may be hearing about the possibility of the town considering taking over the maintenance of our roads. The town manager is in the process of coming up with standards that need to be met in order for this to happen. Marie has presented our case. Heidi Kleinman added that the town would plow our roads in case of emergency.

Paula asked about long term proposals besides road maintenance. Myron suggested the idea of uniform mailboxes. There was no other discussion.

Asayad from Quail Run Lane asked where the Russo contract could be viewed. The board asked Bobby Woods to make this available on the website for all community members to see.

Heidi Kleinman suggested to the group that all should band together when petitioning the town to take over our private roads if they meet town standards.

Paula Casey shared that her visitors have commented on what a beautiful neighborhood Sinnott Farm is.

Myron Stewart shared that it would be a good thing for residents on all lanes in Sinnott Farm to participate in the Covenant Committee's "Walk Abouts".

Motion to Adjourn: Made at 7:50pm by Barry Moran and seconded by Edie Thompson. The motion passed.

Respectfully submitted,
Maria Stonecipher
Secretary