



The Common at  
**Sinnott Farm**

[www.sinnottfarm.com](http://www.sinnottfarm.com)

Homeowner's Association for:

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

**The Common at Sinnott Farm, Inc.**

**Executive Board Meeting**

**Aug. 19, 2015**

**6:30 p.m.**

**MINUTES**

**In Attendance:** Ann Hanks, President  
Diane Prescod, Vice President (Absent)  
Penny Jackson, Treasurer  
Maria Stonecipher, Secretary  
Myron Stewart, Director  
Joe Timbro, APM

**Call to Order:** The meeting was called to order by President, Ann Hanks at 6:36pm.

**Regular Session:**

**-Public Participation** - None

**-Agenda** – Emailed to board before meeting.

**-Minutes** – A motion to approve the minutes of June 17, 2015 was made by Myron Stewart and seconded by Ann Hanks. The board voted to accept the minutes.

**-Financial Reports** – The financial reports for the month-end July 31, 2015 were reviewed.

Checking	\$ 30,164.86
Savings	\$ 38,404.65
CD	\$ 25,533.99
HOA	\$ 3,355.
<b>TOTAL</b>	<b>\$ 97,458.50</b>

Penny stated that she was missing the August checks from APM. Joe would look into it. It was decided that the additional \$10,000. being transferred from the checking account into savings should be handled by APM.

**Old Business:**

**A Irrigation Start Up** – Sprinklers are set to go off at the entrance at 4:30am. Russo has reset all sprinklers to go off three times a week instead of the two times we originally set them for.

**B. Russo's Contract** – The weeds on Spring Hill have finally been sprayed and cleared. Russo's contract ends on Oct. 31<sup>st</sup>. We have received a bid from Russo for a 3 year contract. The board has asked a number of contractors for bids. These will be compared and a decision will be made at the next board meeting on Sept. 9<sup>th</sup>.

**C. Homeowner's Welcome Handout** – The pamphlet has been updated by Diane Prescod and reviewed by the board. The board decided to have the Bylaws Committee should look it over before we make copies and distribute to homeowners.

**New Business :**

**A. Ideas for Quarterly Fall Newsletter:** Suggestions included: What to do when you rent your home. Keeping your mailbox area cleared when it snows. Additional suggestions should be emailed to Joe Timbro.

**B. Correspondence Report** – No Comments or questions

**C. Annual Meeting** – The meeting will be held on Nov. 19<sup>th</sup>. Penny will begin working on the budget for 2016. The board discussed the possibility of raising community dues to cover the rising cost of services.

**D. Resale Packages** – APM will retrieve the “new owner information” from the real estate agent at the time of closing instead of waiting for the paperwork to be turned in.

**E. Next Meeting** – The next meeting will be on Sept. 9, 2015 at the home of Diane Prescod, 54 Arrowwood Lane at 6:30PM.

**Committee Reports:**

**A. Welcome Committee** – No report

**B. Website** – There are still missing minutes and the budget for 2015. Ann asked Joe to follow up on this and get these on the website as soon as possible.

**C. Bylaws/Covenant** – The committee is close to completing the task of updating and revising the bylaws. Jeff Olmstead asked the board to approve funding to hire an attorney to determine if the document is legally acceptable. The board decided to deny this request at this time as there is no funding available.

The meeting was adjourned to Executive Session at 7:50pm.

Adjourned from Executive Session at 7:55pm.

A motion was made by Maria Stonecipher to end the meeting. The motion was seconded by Myron Stewart. The motion passed unanimously.

The meeting adjourned at 7:57pm.

Respectfully submitted,  
Maria Stonecipher  
Secretary