

Clow Creek Farm Homeowners Association

Board of Directors Meeting

Wednesday, May 2, 2018

I. Meeting Called to Order at 7:42 p.m.

- a. Attendance of Board Members & Directors
 - i. Present – Carl, Frank, Phil, Chuck, Rob, Bob
 - ii. Absent – Dave
- b. Attendance of Residents & Guests
 - i. Jue

II. New Business

- a. Clow Creek Farm Annex
 - i. *Update on New Development*
 - 1. *Nick has closed on the property, there have been some ads coming out through social media. Oak Hill Builders will be building the home that will be adjacent to our existing homes. Some movement has been seen on the property.*
 - 2. *Have not seen the draft for the updated Codes & Covenants, looking forward to seeing this, and as a board, need to determine if we will have adjustments made to our Codes or if we have two sets of Codes (Phase I and Phase II).*
 - 3. *Discussion on having a liaison from our board as a member of S.H.O.W (Southwest Homeowners of Wheatland). Rob has volunteered to represent our board.*
 - 4. *Discussed the impact of Wagner Farms purchasing the property at Route 59 and 103rd Street – impact on Kendall, impact on unincorporated subdivision as well.*
 - b. Treasurer's Report
 - i. *Financial status update*
 - 1. *\$146,797.48 in savings*
 - 2. *\$3,429.13 in checking*
 - 3. *Storage fee has increased \$7.00 a month*
 - 4. *Insurance fees have decreased \$41 annually*
 - 5. *Rob and Phil have been added onto the bank accounts at PNC Bank*
 - ii. *Delinquent payment of annual dues update*
 - 1. *Only one resident that has not paid – this has now been turned into collections.*
 - c. Social Events Update
 - i. *Garage Sale*
 - 1. *Confirm date and time – Thursday, May 17th (4:00-8:00), Friday, May 18th (4:00-8:00), Saturday (9:00-1:00). Dates are confirmed, but we need to double check the signs to determine the times*

2. *Confirm who is taking lead – Rob will take care of getting the ads in the newspapers*
- ii. *Block Party*
 1. *Date confirmed – August 25th*
 2. *Needs – Discussion on what to have as set up – with a number of residents children getting older, we will discuss looking for activities that will appeal to various ages. Also discussed including music or entertainment. Discussing food options – have taco contacts from previous year and other connections. Looking into having sponsors for parts of the block party (inflatables, entertainment, beverages).*
 3. *Need to replace the tents*
- d. *Block Captains Update*
 - i. *Proposed letter to share with residents*
 1. *Get out to residents within the next few weeks to begin signing up block captains*
- e. *Outdoor Beautification Update*
 - i. *Plants - Irrigation is hooked up, lawn maintenance is in full swing. Looking into the future (Annex), our lawn maintenance will increase – we are anticipating about a 30% increase. Will be going to bid out this additional property based upon the plans of the development.*
 - ii. *Residents have been completing fences or other structures outside of the house (decks, gazebos, etc.) which require board approval.*
 - iii. *Fence on 103rd - we would like to have some bids to look at during our next meeting. We will get bids that would include some sort of break along the length of the fence – discussed having field stone as an option to match our entrance signs. Would we also consider adding pillars at the entrances opposite the subdivision signs. Looking at a vinyl type fence to reduce the maintenance costs.*
 1. *Suburban Fence might be an option*
 2. *Menards/Lowes/Home Depot as an option*
- f. *Directory*
 - i. *Discussion on bringing back the hard copy of the neighborhood directory – Phil and Frank will lead this, and will also look to bring the block captains into this task. When we get the finalized copy of the updated Codes and Covenants, this could be a great time to match both together.*
 - ii. *Include discussion on an online version as well – look into options with Jeremy (webmaster).*
- g. *National Night Out – August 7th*
 - i. *All we need to do is register*
 - ii. *6:00-9:00 p.m.*
 - iii. *Suggest having at the Tot Lot*
 - iv. *Look to secure a sponsor for an ice cream cart*
 - v. *Look to gain momentum for the upcoming block party*

III. Other – Resident Input/Open Forum/Questions

IV. Meeting Adjournment – meeting adjourned at