

Clow Creek Farm Homeowners Association

Board of Directors Meeting

Monday, October 8, 2018

I. Meeting Called to Order at 7:40 p.m.

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

II. New Business

- a. Clow Creek Farm Annex
 - i. *Review Proposed Codes & Covenants*
 - 1. *Board is looking to determine if the new Codes & Covenants that were proposed for the new Annex of Clow Creek Farm is acceptable and comparable to what we currently have in place.*
 - a. *Comments:*
 - i. *Definition of Family – closely defined from City of Aurora as example*
 - ii. *Approval of deviation of square footage – Board would like to mutually agree on any changes*
 - iii. *RENTALS – we need to have a provision – Frank will put the proposal together*
 - 2. *Plan to get Codes & Covenants approved by residents*
 - a. *Confirm all requested changes have been made/completed*
 - b. *Educate the residents of the proposals – Codes & Covenants for Clow Creek Annex, changes to Clow Creek Farm Homeowners Association Codes & Covenants*
 - i. *Informational Meeting – need to get scheduled*
 - ii. *Website*
 - iii. *Handouts – completed by November 15th to be mailed with annual dues letter*
 - iv. *Door-to-Door if needed*
 - c. *Vote on changes – need to have this done by February 28, 2019*
 - ii. *Discussion on the possibility of Oak Hill Builders donating a lot to Clow Creek Farm – nothing has been determined, however the board has inquired about this in the past.*
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- b. Prepare for Annual Meeting
 - i. *Proxy Form – will be in newsletter*
 - ii. *Agenda & Proposed Budget out to residents – newsletter*
 - iii. *Open Board Member seats – two seats open – following members are not up for re-election: Carl, Bob, Phil, Rob, Frank. Next year Carl and Bob*

are up for re-election, and the following year Phil, Frank and Rob will be up for re-election.

- c. **Holiday Lighting**
 - i. *Approve/Deny bid*
 - 1. *Motion by Carl to approve, Frank second. Motion passes. Bid to complete the lights at both entrances - \$2,650 – installation and removal.*
- d. **Treasurer's Report**
 - i. *Review Balances*
 - 1. *Checking - \$3,652.52*
 - 2. *Money Market/Reserve - \$109,020.30*
 - 3. *Review budget to actual – we are well below budget – used 42.9% of budget as of October 6th.*
 - a. *Expected/Potential Capital Improvements/ Expenses*
 - i. *Annex*
 - 1. *Printing Codes & Covenants*
 - 2. *Legal review*
 - ii. *Tot Lot - Renovated*
 - 1. *Pavilion roof needs attention (replaced)*
 - 2. *Wood on tables need to be replaced*
 - iii. *Fence along 103rd Street*
 - iv. *Landscaping Contract*
 - 1. *Up for bid this winter*
 - v. *Office Supplies*
 - 1. *Update resident documentation & record keeping*
 - 2. *Letterhead/Stationary*
 - e. **Reviewed Block Party**
 - i. *Discussion on various topics – schedule of events, food, band vs. D.J., location of event, RSVP in advance for planning purposes, date of the block party – look to do this earlier in the summer (June 15, 2019)*
 - ii. *Outstanding help from numerous residents to clean up at the end of the block party – THANK YOU to all that helped!!*
 - f. **Block Captains Update – Phil**
 - i. *Only 4 have committed – will look to bring up again at annual meeting*
 - ii. *Look into issue with e-mail address and update newsletter information for board members*

III. Other – Resident Input/Open Forum/Questions

- a. **No residents in attendance – no input**

IV. Meeting Adjournment – meeting adjourned at 9:45 p.m.