

Rockwell Farm HOA Board Meeting

November 6, 2016

Board members present: Justin Brown, Rachel Chenot, Laurie Varma, Dave Harry, Nick Vantrease

Homeowners present: Glenn Coppock, Ed Saunders

The Board members chose positions for the 2016-17 term:

President: Dave Harry

VP, Grounds: Justin Brown

VP, Pool: Rachel Chenot

Treasurer: Nick Vantrease

Secretary: Laurie Varma

Nick asked whether we have better copies of the covenants and bylaws. The online bylaws in particular are hard to read. Board members agreed to look at their copies for a better source.

Glenn suggested the new Board members take time to read through the covenants and bylaws and said that he tried to stay within the limits of what the covenants and bylaws addressed. He also said that even for items that are addressed, the documents allow for exceptions.

Ed offered to meet with Nick to go over the Treasurer position. He also can meet Nick and Dave at SunTrust to handle signatory paperwork. Ed presented a spreadsheet showing actual expenses to date versus the budget approved for 2016.

Justin said that the Board needs to decide on a grounds contractor for grounds maintenance by January.

The question was posed whether the bylaws require recompetes every 3 years on routine services. Dave suggested that if we negotiated a 3-year contract with Evenly Cut, the price could stay the same for 3 years. Glenn suggested that would work as long as you have a way out of the contract should the service provider provide poor service.

The Board decided that we will discuss financing the pool repairs and tree replacement project at the January meeting, which was set for January 15, 2017. We will publicize the purpose of the meeting by newsletter, email, and social media.