

Farmbrook Village Recreation Association
Special Meetings – Tennis Courts

Meeting Minutes

1 May 2010 13:00

5 May 2010 19:00

On 1 May 2010 at 13:00 and 5 May 2010 at 19:00, community meetings were held at the pool area to discuss the options for the tennis courts, which were destroyed during the September 2009 floods. Between the two meetings, 24 homes were represented:

4285 John Arthur Way	558 Farmbrook Trail	608 Farmbrook Trail
4201 Newpond Trail	574 Farmbrook Trail	609 Farmbrook Trail
4203 Newpond Trail	575 Farmbrook Trail	535 Wagner Way
4209 Newpond Trail	577 Farmbrook Trail	537 Wagner Way
4210 Newpond Trail	585 Farmbrook Trail	574 Berkeley Lane
4220 Newpond Trail	586 Farmbrook Trail	576 Berkeley Lane
4299 Newpond Trail	589 Farmbrook Trail	578 Berkeley Lane
556 Farmbrook Trail	604 Farmbrook Trail	580 Berkeley Lane

The first order of business at each meeting was the election of the board members (as not enough members were present at the Fall meeting for elections). A motion was made and seconded at each meeting to elect Stefanie Fountain, Wes Barker, Rocky Brier, and Randy Lariscy as the Board of Directors for 2010. With 22 votes YES and 0 votes NO, the Board was officially elected.

Next, Randy Lariscy (Board Vice-President) presented the current status of the tennis courts, options for repairing the tennis courts, the value of the tennis courts to the neighborhood, and the reserve assessment being performed for the neighborhood asset. Discussions with the attendees occurred during and following the presentation. Please see the presentation posted on the website (www.farmbrookvillage.com) for more details. Several opinion polls were conducted during the meetings (not votes) where the majority opinions expressed were 1) there is a perceived value to the community and home values having the tennis courts; 2) a Special Assessment was preferred to taking out a loan or line-of-credit for repair to the tennis courts.

Several motions were made and voted on during the meetings:

1. Tennis Court Work Day for May 15 at 9:00 AM – PASSED (24 votes YES, 0 votes NO)
 - a. The primary purpose of the work day will be to remove the remaining fence poles.
 - b. Signs are to be procured to announce the work day and placed at the entrance and the pool area.

2. Modification to the Covenant Language – PASSED (23 votes YES, 1 vote NO)
 - a. The current Covenant Section 13 language regarding repair to community features (such as the tennis courts) requires the Board to make immediate repairs and fund the repairs through current funds, a special assessment, or procurement of a loan.
 - b. The proposal is to carefully modify the language to make decisions on such major repairs subject to a member vote. The language should not be so restrictive as to require a member vote for all repairs.
 - c. The language change was not decided at the meeting, but will be resolved during the next few Board meetings. Donald Olds volunteered to assist.
3. Complete the Reserve Study by July 31 with a community meeting to follow within two weeks (mid-August) and allow the Board to defer decision/further votes on the tennis courts until this meeting - – PASSED (24 votes YES, 0 vote NO)
 - a. It was agreed that the information from the Reserve Study will be important in evaluating the amount of a Special Assessment if pursued as well as whether dues are to be raised next year.

Several other requests were made of the Board:

1. Review the Covenants to assess whether liens are mandatory for homes that are delinquent on dues payments.
2. Obtain a sign for the tennis court area for “Improvements Coming Soon”.
3. Verify whether a construction permit(s) will be required for the tennis courts if reconstructed.