

STARK FARMS

Meeting of Board of Directors Notes

February 4, 2020

Members Present: Joel, Lara, Debi, StacieJo (by phone)

Called to Order at 8:04 pm

Old Business

We have 3 homes delinquent. Shepherd, Beauchamp, Duran

I have asked for 6 weeks and by emails for what the 4 homes that were sent out. Lara has asked.

Duran has late fees and attorney fees. Miller paid their yearly dues this month. The Beauchamps and Shepards are not sure that they were paid at closing. Does the new owner assume they are included with Escrow? GCM should know this, clear this up with new owners and Staciejo will follow up on it. Lara has been requesting what they send to new homeowners and has not received one.

\$48,972 in the bank account.

Hired Gun has been fired and paid in full. Carroll Excavations have been hired.

StacieJo drove through the neighborhood 3 weeks ago. Joel asks for the check sheet. Lara says she has never seen a check sheet. StacieJo mentions that if you want that emailed at the beginning of the month or the end of the month. Joel says it doesn't matter as long as it is consistent.

What the expectations are for GCM are:

- (1) Date and Time of drive throughs with report
- (2) Violations noted
- (3) Violations carried over
- (4) Status of topics/Issues (Ditch Easement from attorney)
- (5) Financials from prior month.

Joel mentioned that Meg said that she needed to be out of the office. Julie and Joel discussed yesterday that our dues and letters/invoices go out in October. The reason that has to do with Morgan, we hired GCM October in 2018 at that time we also collected our dues. At our 2018 October meeting we hired GCM and we told the neighborhood January Special Assessment. But GCM interpreted it as dues. Lara had several conversations in October 2019 explaining that dues were not collected in January and that it was a special assessment that went unheard. StacieJo, Julie R and Julie D were on this conference call. (Lara is just worthless and not worth listening to) StacieJo says that she is not an accountant and is a manager. Lara is not clear on what changed with Joel's conversation that she had not mentioned. If GCM will only listen to the President then it is pointless for a board member to spend their time communicating with GCM. Going forward OUR DUES WILL BE COLLECTED IN OCTOBER, and GCM will be collecting in October. Those dues will show as current year income but will cover next year's expenses. The board and GCM are in agreement on this issue.

Miller Fine: Tough decision. There is more history than GCM knows about this issue, or didn't read up on prior emails they were copied on. The board took this as an ongoing issue from September of 2015. StacieJo is sympathetic to the Miller situation but does not understand there have been 3 summers to complete work. The board took this matter into

a closed door discussion and evaluated the information presented at the appeal. The board decided and took appropriate actions based on that information, granted under CCIOA executive privilege actions. Revisit June 1st.

StacieJo needs to have more notice for the board meetings, she manages several properties and lives an hour or so away from our neighborhood. We shoot for the first Tuesday of the month at 7pm.

Adjourned 8:57pm