**Britton Farms Home Owner Association – General Membership meeting**

**July 24, 2023 at 7:00 pm, Hilliard Library**

The meeting was called to order shortly after 7pm on July 24, 2023 by Larry Reeder

**I. Approval of Minutes from last meeting**

A motion to accept the minutes from the previous meeting was made by Holly Hykes and Second by Gary Thatcher.

**II. Treasurer’s Report**

* Holly Hykes presented the current financials. Highlights include $19,621 spent for the 2023 year. Projected expenditures for the year will result in a $54 deficit for the fiscal year.
* The remaining funds for past years will easily cover this deficit with over $25,000 left in reserve.
* Currently trending $2000 over last year due to increases in cost for landscaping, social events, and utility costs.
* HOA electric bills will be allowed to roll over into the Hilliard clean energy aggregate which will provide a savings on the utility bills based on current pricing.

Motion to accept the treasurer’s report was made by Ted Barrows, second by Larry Reeder.

**III. Schedule for year**

* Next meeting date will be January 22, 2024, location TBD, most likely at Norwich Elementary.
* Social events: Holiday lighting, volunteers needed. November 19th with a rain date of November 26. Contact Sara Haupricht if you wish to assist with putting up the holiday decorations. [haupricht@yahoo.com](mailto:haupricht@yahoo.com)

**IV. Old Business:**

* Architectural Review Committee
* Old business for the architectural review committee included a question about a driveway, a request to add a sidewalk next to a home, and a fence inquiry. Residents were sent information pertaining to side yard requirements and the fencing request was asked to submit more information.
* It was brought to attention at the meeting that a newly purchased home on Cordoba has recently installed vinyl siding on the front of the home. This is prohibited by the restrictive covenants and the board will make contact with the property owner to seek a resolution.
* A new homeowner on Sarasota Court came to the meeting to follow up on her fencing request. The request aligns with the current covenant standards and she received permission to move forward with her project.
* Questions about house paint colors were brought up at the meeting. Ted will try to find the old color pallet from when the neighborhood was designed. Current standards require that it not be the same color as the house on either side. Architectural review committee requests that color selections be neutral and appropriate to the current standard.
* Street parking: Safety issues
* Since the city cancelled their meeting with the HOA to discuss the potential for some restricted parking around curves in the neighborhood the topic was revisited at this meeting
* Residents still are expressing concern with blind curves so we will continue to press the city for a resolution.
* Covenant updates were ratified and recorded at the last meeting.
  + Yard signs
  + Mailbox clarification
  + No vinyl or aluminum siding on front of houses
* Mailbox enforcement: Since the mailbox standards have been ratified and recorded the board is going to begin sending enforcement letters for mailboxes that are not compliant. These notices will be sent to homes with mailboxes in extreme disrepair first.
* A question about when to begin enforcement of color requirements was started. Options were to enforce the colors now, or at the time of mailbox replacement.
* It was determined that color enforcement will begin after the mailboxes in extreme disrepair are handled, but residents are encouraged to take care of this on their own sooner than later.
* Thanks to volunteers Holly Hykes and Michelle Diercks for their work on this year’s social events.

**V. New Business**

1. Yard maintenance issues
   * Homes along Britton Parkway particularly south of the neighborhood entrance are not maintaining their rear property lines along Britton Parkway. Deficiencies include deteriorated split rail fencing, failing trees, and overgrowth.
   * A draft letter will be prepared and mailed by the board reminding residents of their responsibility to maintain this property. Split rail is not required to remain, but if it is not going to be replaced it needs to be removed. Overgrowth and dead trees should be removed. This standard pertains to any areas visible from any street not just along Britton Parkway or Davidson.
2. Bob Stepp was able to work with the City to get the overgrowth along Britton Farms Drive removed recently.
3. Dues increase/budget cuts for 2024 and beyond

* Discussion about when a dues increase may be necessary given continued inflation was opened to the floor. Current dues will allow for continued operation at current standards through 2024 with minimal impact on the surplus cushion.
* This topic will be revisited at the January 2024 meeting and a committee will be established to create a 5-10 year spending plan. This will help determine what an appropriate increase might look like.
* Once a spending plan is established it will be likely that a 2025 target date for an increase will be required.

1. Resident Issues/General Discussion
   * Online payment options are being explored for dues payments in the future. There are currently some tax id requirements that need to be met by the organization to allow for that process to be set up.
   * As mentioned in the dues discussion a committee will be needed to establish foreseeable financial expenditures such as eventual replacement of infrastructure such as irrigation. Long term planning will help set us up for success when setting dues requirements and annual budgets.
   * There continues to be a shortage of willing volunteers for HOA responsibilities. It is possible that a management company or additional contractors may need to be hired in the future.
   * Tax ID issues are being resolved currently which will allow for better banking access and more payment options.

As general discussion wound down Ted Barrow’s issued a motion to adjourn second by David Besancon.