

**Rockwell Farm HOA Board of Directors Meeting Minutes  
October 28, 2018**

**Board Members Present:**

Jacob Neal  
Jim Dudley  
Bill Bannow  
Shannon Lutterman

-Meeting Called to Order at 4:00pm.

**-Determine Board Positions:**

Board positions were determined for all HOA board members. All appointments were approved by a majority present.

President: Jacob Neal (replacing Dave Harry)  
Vice-President-Grounds: Bill Bannow (unchanged)  
Vice-President-Pool: Shannon Lutterman (unchanged)  
Treasurer: Jim Dudley (replacing Nick Vantrease)  
Secretary: Erin Favier (replacing Jackie Bowling)

President (Jacob Neal) and Treasurer (Jim Dudley) will be the authorized signers for the banking accounts.

**-Review Budget:**

Budget is in good shape at present time.

**-Postpone Fall Fest:**

Decision made to postpone the annual Fall Fest because the previous board had done no planning or booking in order to make this event possible.

**-Review By-Laws:**

Some of the By-Laws are outdated and need to be amended. Discussed potential changes.

**-Newsletter:**

Discussed using only electronic distribution via mailchimp, smore, etc.

**-Dues:**

Eight homes have delinquent dues for 2018 and one for 2017. Need to determine a collections path forward.

-Complaints:

One dog barking complaint and one complaint about a neighbors security camera viewpoint as well as yard maintenance.

-Potential Assistance from a Management Company

At the 10/21/18, the outgoing Secretary and Treasurer as well as the VP of Grounds agreed that the work load for the Secretary and Treasurer was much greater than anticipated and overly time consuming for volunteers with young kids and jobs. It was agreed that the use of a management company would be helpful to reduce the burden of board membership as well as improving the consistency of HOA services. Neal volunteered to get quotes and references for perspective management companies.

-Pool

Need to have additional keys made for entry. Need to complete storage closet plumbing repairs and winterize the plumbing to prevent a pipe burst like last year.

-Meeting Adjourned at 5:00pm.