

Craft Farms Property Owners Association
The Estates Village
Special Election Meeting Minutes
September 1, 2017

1. Jack Nichols call meeting to order at 4:00 p.m.
2. 9 Estates Owners present and 10 proxies, a quorum was established.
3. Susan Shallow nominated Kim Gordon, Village Representative and Robert Moreno, Alternate Village Representative, seconded by Connie Spaulding. Motion carried.
4. Susan Shallow made a motion to close nomination, seconded Connie Spaulding . Motion carried.
5. Jack Nichols discussed The Estates finances, sinkhole issues and common area clearing and cleaning lot.
6. Laurie Nichols made motion to adjourn, seconded by Connie Spaulding and the meeting was adjourned.

The official election meeting was adjourned.

Summary of Comments under point #5

Jack Nichols also briefly discussed the finances of the Estates. It was great that the community had sufficient operating reserves to pay the \$30,000 for the sinkhole. While the community remains financially sound, we will need to consider options to restore our operating reserves to better levels when the 2018 budget is prepared. Dues increases are a possibility, but a better option might be a series of smaller assessments over a period of time to restore our operating reserves so that we are prepared for any additional future contingencies.

Common Area near Estates lot 19 needs cleared and cleaned up. Laurie Nichols received quote in the amount of \$786.00 to clean common area lot. Kim Gordon made a motion to approve quote, seconded by Connie Spaulding. Motion carried.

Sincerely,
Jack Nichols