

## **CRAFT FARMS PROPERTY OWNER'S ASSOCIATION**

Meeting October 2, 2017

Be it hereby known that the Board of Directors of the Craft Farms Property Owner's Association met at a meeting duly called and held on October 2, 2017 in the Wingo Room at Craft Farms Clubhouse in Gulf Shores. A quorum being present, President Carolyn Boudreaux called the meeting to order at 3:05 pm. Present were Directors John Mitchell, Mickey McCaleb, Kim Gordon, Larry O'Brien, Bill Tunnell, Cindy Crawford, Ivan Esteves and Gene Turner. Tom Grabowski, Finance Committee Chairman. Harley Finnell, ARMC Chairman, Jack Nichols, Grounds Committee. Cindy Woodson, Association Property Manager.

Motion was made by Cindy Crawford to approve minutes as written, seconded by John Mitchell. Motion carried.

Motion was made by Cindy Crawford to approved Executive Session minutes as written, seconded by Bill Tunnell. Motion carried.

### **Unfinished Business**

**Entrance Projects – Jack Nichols**

So far the Entrance Projects have spent \$21,254, far less than the budgeted amount of \$48,768. Rea Landscape has started work on the Royal Glen and Pinehurst Entrances. When the work is complete, we will owe Rea an additional \$6200, bringing our expense total to \$27,454. We made a \$4607 down-payment on this work. Summary of expense incurred attached.

The primary reason we are under spent is no action has been taken on the lights or the bus stop at the main entrances. That under spending trend should continue unless action is taken this year to address the lights.

As we think about our 2018 budget and beyond, we need to allocate funds for the lights and the bus stop, and consider establishing an on-going operating reserve fund to pay for future repair, replacement or upgrades of the entrances. I will make a recommendation for the 2018 and beyond budget in a week or two.

### **Sub-District Issues**

**> Cypress Bend Village – John Mitchell**

Traffic on Blue Heron Drive.

**> Cypress Gardens Village – Mickey McCaleb**

New house construction exterior work almost completed.

**> The Estates – Kim Gordon**

Common area clean up and exit side gate issue.

**> Glen Eagles Village– Larry O'Brien**

Nothing to report.

**>Pinehurst Village – Bill Tunnell**

Several owners requesting removal of trees. Requesting City repave Pinehurst Circle, street beginning to cave in. Pinehurst Village Annual meeting will be when 2018 proposed budget complete.

**> Prestwick Village – Leslie Anderson**

No report.

**>Royal Glen Village – Cindy Crawford**

Nothing to report.

**> St. Andrews Village – Carolyn Boudreaux**

Signature tree trimming started.

**> St. Andrews East Village – Ivan**

3 signature trees need to be removed.

**>Turnberry Village – Gene Turner**

Tree removal completed.

**Committee Reports**

**Finance Committee – Tom Grabowski**

3<sup>rd</sup> Quarter not closed.

Lien schedule - liens will be place on two delinquent accounts.

2018 Proposed Budget preparation will be working with 3<sup>rd</sup> Quarter year to date totals.

3 key areas - District entrance, signature trees trimming and sink hole expenses in the Estates.

**Architectural Review Modification Committee- Harley Finnell**

**Approved Request.**

Estates 9 – redo stucco on front of house, driveway repair and staining.

Estates 30 – install new pool with screen enclosure.

Pinehurst 56 – replace roof.

Prestwick 32 – playground equipment violation letter.

**Covenant & Restriction Committee - John Stahlhut**

No report.

**Grounds Committee- Jack Nichols**

Forrest Forbes prepared spreadsheet of the proposed tree trimming schedule for each Village (except The Estates), over the next 5 years. This spreadsheet will be a document for discussion. Once we are in agreement on Villages tree trimming, Forrest will prepare a detailed cost estimate / budget for 2018.

**Craft Farms Living Magazine/Newsletter – Cindy Crawford**

December 2017 will be last Craft Farms Living and Insights for Cindy Crawford.

**New Business**

No new business.

**Announcements**

Next Board of Directors meeting to be held Monday, November 6, 2017 at 3:00 pm.

Cindy Crawford made a motion to adjourn, seconded by Mickey McCaleb and the meeting was adjourned.

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Carolyn Boudreaux

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Leslie Anderson