



Minutes of the Board

Tryon Farm Homeowners Association
Board of Directors' Meeting
11:30 AM
June 21, 2009
The Barn, Tryon Farm

- 1) The Board of Directors Meeting was called to order by President Judith Stanton. All Board members were present. 18 homeowner units were represented.
- 2) Nicole Messacar and Karl Dennis presented for the Tryon Farm Institute. Nicole reviewed recent activities, plans and programs of TFI. Discussions included farming activities of the Tryon Farm hayfield, including the activities related to the reseeding of the alfalfa crop, treatment of the pond water in the Pond Settlement, phragmites control in the Farmstead meadow, possible approaches to mugwort control, and various other matters. Karl noted that TFI was granted its tax exempt status by the State. Sam Harnish requested that TFI provide advance notice before any Roundup or other spraying activities in the hayfield or elsewhere.
- 3) The minutes of the previous Board meeting held on May 17, 2009 have been posted on the TFHA website. There were no corrections or additions to the minutes. Motion was made by Joanne Day and seconded by Carl Stimson to approve the minutes. Motion approved.
- 4) The minutes of the Annual Meeting of TFHA held on May 31, 2009 have been posted on the TFHA website. Motion was made by Joanne Day and seconded by Carl Stimson to approve the minutes. Motion approved.
- 5) Joanne Day, Treasurer, presented the financial report for the month of May, 2009. Motion was made by Joanne Day and seconded by Sam Harnish to approve the Treasurer's report. Motion approved.
- 6) The report of the TFHA Chief Operating Officer was presented by Sam Harnish. The report is posted on the TFHA website. During a question and answer period, a number of homeowners expressed concern over the suspension of mowing of the grass in certain areas adjacent to the entrance road to Tryon Farm. The concern is that the un-trimmed area does not present well to visitors as well as residents. It was also suggested that prairie plants would make a better appearance than just grass.
- 7) Claudia Geise, as Settlement Liaison for the Board, made introductory remarks. She would be meeting with Settlement representatives after the Board meeting. Her role is to deal with non-maintenance issues relating to the Board and the Settlements.



8) Standing Committee Reports

- a) **Architectural Review Committee:** ARC been working on matters for the Campsite and related walkway. Patti Messina of the Woods said they would be working with ARC to develop guidelines for landscaping. Judy Stanton had asked the ARC to develop a checklist to assist Homeowners with the process of approval for changes to their structure or limited common areas.
- b) **Communication Committee:** Claudia Geise explained that the website development was proceeding but various delays have been encountered. Homeowners should be patient but persistent in working with the new website once it is generally available. She will make the computer at the GuestHouse available for those who would like hands on help with the new website. Articles to be contributed for the Newsletter should be submitted by July 10th.
- c) **Garden Committee:** Suzanne Kraus explained the decision to use straw in the garden (between boxes) rather than wood chips. No wood chips were available on the Farm and were too expensive to purchase commercially. She reiterated that gardeners should respect the boxes of others; only pick or use produce from those boxes that have signs posted that sharing is acceptable. Signs will be used for community boxes.
- d) **Social Committee:** Marty Balogh reminded us that the July 4th garden gathering will be hosted by the Grove, Pond and Village Settlements. It will be a BBQ near the Pond. July 19th is the Farm Breakfast.

9) Settlement Committee Reports

- a) The Pond, Woods and Farmstead reports have been posted to the website.

10) Old Business

- a) **House Key and Emergency Telephone Numbers:** Homeowners are asked to provide the Chief Operating Officer with a back-up key to your house and an emergency telephone number where each homeowner can be reached when not at home. Keys will be kept in a secure storage location and Board members will have access.
- b) **Signage:** Claudia Geise and Scott Kuchta have discussed the recommendations of the signage committee and will make recommendations to the Board regarding additional signage work.



11) New Business

- a) Budget for Signage: Motion made by Claudia Geise to provide for up to \$2,500 in the TFHA budget for future signage expenses; seconded by Carl Stimson. Motion approved.
- b) Repair of Campsite Walkway: Cost estimates for the repair / replacement of the walkway in the Campsite area (homes 50-54) have been obtained by the COO. The work is to be done as soon as possible consistent with a schedule agreeable to the builder and the residents of the affected homes. It has been determined not to hire an outside contractor. Instead the work will be done by the All Weather firm under the current Steward contract. Motion was made by Sam Harnish to provide for up to \$10,000 for materials and additional labor to complete this work. Motion was seconded by Joanne Day. Motion approved with a vote of five yeas and one nay.
- c) Budget for Tree Work: A portion of the current year's budget has been established for expenses relating to tree work. The COO will review the tree list and coordinate with the Woods Settlement Committee to determine the order of priority for tree work. Motion was made by Carl Stimson and seconded by Claudia Geise to release up to \$5,000 for expenses relating to the highest priority needs. Motion approved.
- d) Board Liaison For Ed Noonan & Associates (ENA): Motion was made by Judy Stanton to have Claudia Geise act as Board Liaison with ENA for the purpose of providing consistent communication and coordination with ENA. Motion seconded by Carl Stimson. Motion approved.
- e) By-Laws Revision Committee: To provide for a review of the existing by-laws of TFHA and to work with homeowner volunteers in seeking to improve the by-laws, motion was made by Judy Stanton to establish a By-Laws Revision Committee and to appoint Carl Stimson as chair of the Committee. Motion seconded by Claudia Geise. Motion approved.

12) The next meeting of the Board will be held July 19, 2009 at 11:30 AM in the Barn at Tryon Farm.

13) Meeting adjourned.



RESOLUTION: 2009-0621-1

MOTION BY: Joanne Day, Treasurer

SECOND BY: Carl Stimson

TITLE: Approval of Minutes of May 17, 2009 Board Meeting

BACKGROUND:

The minutes of the Board of Directors' Meeting of the Tryon Farm Homeowners Association Board held on May 17, 2009 were posted on the TFHA website (www.tfha.typepad.com).

There was a call for corrections or amendments.

MOTION:

Having heard no corrections or amendments, I move that the minutes of the Tryon Farm Homeowners Association Board meeting of May 17, 2009 be approved as presented.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-2

MOTION BY: Joanne Day, Treasurer

SECOND BY: Carl Stimson

TITLE: Approval of Minutes of May 31, 2009 Annual Meeting

BACKGROUND:

The minutes of the Annual Meeting of the Tryon Farm Homeowners Association held on May 31, 2009 at Tryon Farm were posted on the TFHA website (www.tfha.typepad.com).

There was a call for corrections or amendments.

MOTION:

Having heard no corrections or amendments, I move that the minutes of the Annual Meeting of the Tryon Farm Homeowners Association of May 31, 2009 be approved as presented.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-3

MOTION BY: Joanne Day, Treasurer

SECOND BY: Sam Harnish

TITLE: May 2009 Financial Statement

BACKGROUND:

The May 2009 financial statement has been received and reviewed by the treasurer. It showed a checking account balance of \$28,106, and a reserve balance of \$10,254. Revenue received during the period was \$10,500. Expenditures totaled \$7,013.

MOTION:

I move that the May financial statement submitted by First American Management Company be accepted as presented.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-4

MOTION BY: Claudia Geise

SECOND BY: Carl Stimson

TITLE: Budget For Signage Not To Exceed \$2,500

BACKGROUND:

The signage committee consisting of homeowners and representatives of ENA has previously produced a set of recommendations with respect to signage around Tryon Farm. Scott Kuchta of ENA and Claudia Geise have met and determined recommendations to be made to the Board. For the purpose of providing the necessary signage around Tryon Farm:

MOTION:

I move that the Board provide for up to \$2,500 to be made available in the TFHA budget for the purpose of paying for necessary signage.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-5

MOTION BY: Sam Harnish

SECOND BY: Joanne Day

TITLE: Replace Campsite Walkway

BACKGROUND:

The walkway in the 'campsite' or 'pentagon' area has been in need of replacement or major repair for quite some time. Most portions of the walkway are approximately 10 years old.

In recent weeks there has been a rash of accidents in the Campsite area due to people breaking or stepping through the walkway. As a result the Board has obtained estimates of the cost of replacing the walkway with materials that are consistent with other walkways in the wooded areas of the Farm (2x6 treated lumber support structure on 16" centers, and Trex flooring).

Both the current and prior Chief Operating Officers of TFHA believe All Weather to be capable of doing this work, therefore:

MOTION:

I move that we approve an amount not to exceed \$10,000 to be used by All Weather construction to replace the "Campsite Walkway" on a schedule mutually agreeable to the Campsite homeowners and All Weather.

Yeas: 5 Nays: 1



RESOLUTION: 2009-0621-6

MOTION BY: Carl Stimson

SECOND BY: Claudia Geise

TITLE: Budget For Tree Work

BACKGROUND:

Various efforts have been made in the past to identify trees that present threats to Tryon Farm homes or property to one degree or another. The COO, working with the Settlement Committees and other professional services as necessary, will identify those trees presenting the highest levels of threat to property. Trees to be removed or trimmed will be handled in order of highest priority. The Board has previously included in the budget for the current year money to provide for tree maintenance. To begin the actual work the Board will release up to \$5,000 to begin the necessary tree maintenance.

MOTION:

I move that up to \$5,000 be released for the purpose of tree maintenance.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-7

MOTION BY: Judy Stanton

SECOND BY: Carl Stimson

TITLE: Establish Board Liaison For ENA

BACKGROUND:

In light of the Board's interest in being consistent with the vision of Tryon Farm as a nationally recognized development where open space and community are fostered and, in particular, the Board's interest in working closely with both ENA and the Settlement Committees in regard to ongoing shared maintenance and projects and the enhancement of TFHA settlements, It is therefore moved:

MOTION:

I move that Claudia Geise be appointed Liaison to ENA regarding mutual Farm and Settlement maintenance and enhancement issues.

Yeas: 6 Nays: 0



RESOLUTION: 2009-0621-8

MOTION BY: Judy Stanton

SECOND BY: Claudia Geise

TITLE: Establish By-Laws Revision Committee and Appoint a Committee Chair

BACKGROUND:

Since the formal organization of TFHA and subsequent experience in managing the affairs of the TFHA, it has become apparent that at least some portion or portions of the by-laws of the TFHA need to be revised in order to better reflect the actual, functional and/or practical needs of the TFHA and the Homeowners. In order to accomplish an organized review of the by-laws and to develop proposed changes, it is determined by the Board that a By-Laws Revision Committee should be established to conduct such a review and to seek the participation of Homeowner volunteers to assist the Committee in meeting this objective. The Board further wishes to name Carl Stimson as the Board representative on this Committee and to be the Chair of the Committee.

MOTION:

I move that a By-Laws Revision Committee be established and that Carl Stimson be named Chair of the Committee.

Yeas: 6 Nays: 0