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FARMSTEAD CREEK HOMEOWNERS ASSOCIATION
Annual Meeting Minutes of January 25, 2017

Don Weyer, the Association Board President, called the meeting to order at 630pm. He introduced Dave Weyer, Vice President, and Rick Knipfer, Secretary/Treasurer, of the Association Board. He also introduced Jodi Barndt and Tracy Ahrens of RSM Property Management.

Don Weyer asked Rick Knipfer to continue with meeting agenda.

The approved 2017 Budget was reviewed in particular Insurance costs and the Management Fee which were significant increases over last year. Storm Water/Pond Maintenance costs were also explained.

There was member questions and discussion on the Budget involving the Board's decision to hire a property management firm. The property management firm was hired to be the member's primary contact with the Association instead of the Board members. Their duties include sending communications to the members, handling member questions and complaints, rule enforcement, and collecting annual dues, special assessments, and fines from the members.

Because of the increase in budgeted cost, the annual dues for 2017 were increase from $100 annually to $200. There were member questions and discussion concerning this increase primarily the necessity of adding a property manager.

There was no unfinished business.

Under new business, the Developer's proposed revisions to the Declarations were reviewed. It was decided that the two proposals would be revised such that they would only be requirements for Phase 3 and 4.

The meeting was adjourned at 730pm.

Submitted by: R. Knipfer