



**2025 SPECIAL MEETING OF MEMBERS (rescheduled)  
STAFFORDS FARM HOMEOWNERS ASSOCIATION, INC.  
MEETING MINUTES**

The 2025 Special Meeting of the Members of the Staffords Farm Homeowners Association took place on Tuesday, March 5, 2025, at 7 p.m. virtually via Zoom. The purpose of this special meeting was to approve dues increase over 5%.

Owners Present:

Amanda Armstrong  
Andrew Manzella  
Timothy Walker  
Steven Nichols  
Stacy Tuel  
Shamar Stewart  
Nicola Hill  
Shaun Bennett  
Jonathan Hinckley  
Cesar Grado  
Jonathan Hinckley  
Hilary Whiting

Others Present:

Elijah Willis, Townside Community Manager

Owners Represented By Proxy:

Reid & April Nicholson  
Philip & Emily Brown  
Jeffrey & Eva Greenough (2 lots)  
Carole Munsterman  
Thomas Burton & Mary Johnson  
Nasir & Jennie Salamoun  
Ian Friend & Shelby Reigelman  
William King

I. Determination of Quorum and Call to Order

The initial special meeting date was scheduled for Tuesday, February 25<sup>th</sup>, 2025 with a quorum requirement of 60% of owners (27 owners), 17 owners were in attendance or represented by proxy. A meeting notice had already been sent out notifying owners if we did not reach a quorum on February 25<sup>th</sup> the meeting would be rescheduled for Tuesday, March 5, 2025, where the quorum requirement was only 30% (14 owners). Quorum was met with 21 owners represented in person or by proxy.

President Cesar Grado called the meeting to order at 7:05 PM

VI. New Business

- a. 2025 Budget Elijah Willis presented a draft budget for 2025 which showed a total anticipated income of \$10,800 from dues for the year. This broke down at \$240, divided equally among the 45 lots. This budget showed total expenses of \$9,778 for the year with a \$1,000 reserve contribution.

Hilary Dove revisited a recent discussion regarding the turf treatments that we are scheduled for this year with Valley Landscaping. These turf treatments are \$500 per visit, Elijah discussed with the vendor about reducing the number of rounds we receive to save money. This year we will only have two rounds of treatment

which will happen earlier in the year, we will be removing the treatments that normally happen in the Fall. Eric Wiseman also mentioned that from his experience this is a good idea because the fall treatments weren't always done at the most opportune time to get the best results.

Another area mentioned was the Taxes and Accounting line items, we did not budget for a year-end review of the association financials from a licensed CPA. Additionally, we have multiple years of taxes that we need to file the current budget does not give enough funding to this project and we will look for ways to fund it in the coming year.

b. Vote for 2025 Dues Increase

After a lengthy homeowner discussion around the proposed budget and dues increase, Eric Wiseman made a motion to approve the 2025 budget as presented (budget attached) this motion was seconded by Tim Walker. Further discussion included how the vote was going to take place. Elijah requested all owners email him directly with their vote. After tallying all of the votes there were fifteen (15) votes in favor of the dues increase and two (2) votes opposed to the dues increase.

The proposed 2025 dues increase to \$240 per lot annually was approved by majority vote.

VII. Adjournment

With no further discussion, the meeting was adjourned by Cesar Grado at 7:45 PM.

Respectfully submitted,

Elijah Willis  
Townside Community Management