

Minutes
Board of Directors Meeting
June 19, 2004

In Attendance: Dick Asbell, Dick Post, Harry Meese, and R.J. Williams.

Others: Dave Zimmerman

Minutes reviewed: June 19, 2004 @ 0845 hours / minutes from last meeting accepted.

Old Business

None

Administrative

Rocky Wells and Dick Asbell are slated to attend a Legal Seminar dealing with Property Association rules and regulations. Material relating to this seminar was passed on to board members not attending the seminar.

The Board requests that Committees for the Association notify the Board of any formal meetings. Regulations state that homeowners be notified in advance of any such meetings. The Board would like to post the meeting dates on the website to satisfy the notification requirement.

Architectural Control Committee

Dave Zimmerman attended the first half of the Board meeting and advised the Board on recent issues relative to the ACC. Homeowners are still engaging in home improvements / additions without notifying the ACC. Since his involvement with the ACC he has only received 2 email requests. Dave suggested that a friendly reminder be placed on the website and in future newsletters reinforcing the requirements mandated by the by-laws.

Break in meeting: Rocky Wells arrived at 0853.

ACC Continued: The ACC did bring a questionable request to the board for advice. This request dealt with the construction of a perimeter fence. The lot owner asked for a variance from the normal three board white fencing. The Board discussed this issue with the ACC and decided

to grant the homeowners request. The decision was based on the fact that the three board white fence, in this circumstance, would not favorably enhance the aesthetics of the property in question. The Board is however steadfast on the issue of three board perimeter fencing. Rocky Wells pointed out the fact that past requests for fencing, other than three board white fence, have not been approved. The Board discussed this issue in depth and agreed that this request would be approved.

Dave Zimmerman advised that Kent Gray is maintaining the ACC packages and the ACC is using a majority rule for approvals. If for some reason an issue is presented to the ACC that they feel is outside the usual request, it will be brought to the board for discussion.

Roads Committee

Dick Bly, not present, asked that a motion be entered to give the road contractor, Barton & Boyd an additional 1500-2000 dollars for their effort. The contractor paved an area not slated to be paved and failed to pave an area that was contracted to be paved. This error was brought to the contractor's attention and Barton & Boyd will honor the contract and return to pave a 200 - 300 foot section of road. The area that was paved in error was 400 - 500 feet long. Harry Meese entered a motion at 0917 hours to pay the contractor an additional 1500 dollars to offset their expense of having to stage equipment a second time and as compensation for temporarily fixing the road in front of Frank De'Angelo's home on Edwards Drive. R.J. Williams seconded the motion and all present were in favor. Note - Barton & Boyd have been very cooperative with the Association in the past. They have come back and done repairs to the road at no charge and continue to bid well under any other contractor for the same service.

Common Areas

Discussion about the maintenance of the front entrances, creek area and pier. Verna Asbell is currently taking care of the front entrance with some volunteer help. R.J. Williams is mowing the creek area. There is a plan to wait until fall to remove the tree debris from the creek area.

Covenants/By-Laws

No new actions.

Website (Rocky Wells)

Rocky Wells encourages more of us to use this site. There was some talk about a "kids corner" on the website.

Legal Matters (Dick Asbell)

A letter was mailed referencing the abandoned pick-up truck on one of the lots.

Newsletter (Lisa Lawhorne)

The spring issue has been sent out.

Financial Report (Dick Post)

The financial report was presented and discussed. Currently there is approximately 6900.00 dollars outstanding in dues and legal fees not yet collected.

New Business

Harry Meese brought up the matter of renewing the Homeowners Association Insurance. A motion to renew was made by Rocky Wells and seconded by R.J. Williams. All present were in favor. The average annual cost of this insurance is approximately 1680.00 dollars.

An issue was brought to the Boards attention reference the re-filing of a form with the King George County School Board dealing with bus service. Each year the Association needs to file a form with the School Board detailing the School Bus service needed in the Community. In the past Ann Lyons has taken on this task. Dick Post advised he would contact Toni Ackerman and let her know that Ann Lyons may be of some help with this task.

Corporation Filing - the Association does have to file and update its list of officers. Needs to reflect Toni Ackerman as the current Secretary.

Board also has to file with the Real-estate Association an annual report listing its officers and date incorporated. This is an annual fee of 25.00 dollars.

Meeting Adjourned: A motion was made by Dick Post to adjourn the meeting and seconded by Harry Meese at 1000 hours.

Next Meeting will be August 21, 2004 at Harry Meese's house.