

## Minutes

### Board of Director's Meeting

September 23, 2000

Board members in attendance: Waldon Jue, Rocky Wells, Paul Lyon, Dave Harry, Dick Bly, Gil Vega and Dick Asbell

Others: Larna Wells, Secretary

The meeting was held at the home of Dave Harry

#### Review of Minutes

- A correction to the July minutes was made in regards to the executive session. With that correction, a motion for approval was made by Dave Harry and seconded by Dick Asbell. The motion was approved.

#### Old Business

- Rocky Wells reported on his conversation with the lawyer concerning the covenant enforcement issues on Lot 21. The papers have been filed by the lawyer at the King George County Courthouse.
- The lawyers will be sending out lien letters on those properties that are delinquent on their dues.
- Action Item: Waldon will submit the lien letters that need to be filed at the courthouse.
- The board agreed the any dues received should be applied to the oldest debt. It was recommended that Lot 2's records be updated to reflect payment on the oldest amount owed.
- A motion was made by Dick Bly that the lawyer should draft a policy letter for the collection of delinquent dues. The motion was seconded by Dave Harry and the motion carried.
- In addition, it was recommended that the lawyer should also draft a boundary document concerning rules and regulations. The motion was made by Rocky Wells and seconded by Dick Bly. The motion carried.
- Action Item: Rocky Wells will contact the lawyer and request the draft letters.

#### Road Committee Report (Dick Bly)

- Dick has tried to contact Barton and Boyd to get an estimate on the road ditch issue. They have not returned his call. He contacted Grasshopper and he met with them and reviewed the ditches in question (Bogart and Wineberry). After much discussion of what needed to be done and the cost involved; the board decided to table the issue until the next board meeting.
- Drive Ways By Us was also contacted and asked for a bid on the chip and tarring of all roads. There are 6.1 miles of paved roads and 3 ¼ miles of unpaved roads in the Meadows.
- Dick and Jim Johnson have drafted a letter to VDOT concerning the line of sight issue at the Owens Road connector.
- Action Item: Waldon will review the letter and edit as necessary before forwarding it.

#### Common Area Report (Dave Harry)

- Dick reported that there has been vandalism to some street signs in the Meadows. The county will replace the street signs.
- The board discussed the reporting of these incidents and the possibility of having a contact person.
- Action Item: Gil Vega will put an incident report form on the website.
- Also, the sign that was put up by the HOA at the dock area is gone. That will not be replaced at this time.
- A discussion was held concerning the future terracing at the dock area; as a safety issue as well as beautification.

#### Architectural Report (Rocky Wells)

- An approval letter was sent out for a mini barn on lot 77.

#### Financial Report (Paul Lyon)

- Paul Lyon submitted the treasurer's report. (See attached)
- The board discussed the budget and the resurfacing of the roads. A need for a future special assessment was mentioned. Inquiries need to be made to see if the board has the authority to call for a special assessment for the purpose of road resurfacing. There was also a discussion of setting up a reserve fund.
- Action Item: Research by board members to see if the board can call for a special assessment.
- A motion was made by Waldon Jue to identify and establish a reserve in the amount of \$20,000 for the periodic surfacing of the roads. The motion was seconded by Dave Harry and the motion carried.

#### New Business

- The nomination process for the 2001 board elections was discussed.
- Action Item: Dave Harry will get the process going. An article will be included in the newsletter.
- Those by-laws and covenant changes that the board wants to recommend need to be in place for the annual meeting in February.
- It was noted that Bluegreen still has architectural control.
- Action Item: Dave Harry will draft a document requesting Bluegreen turn over control of the architectural approvals to the HOA.

The next board meeting will be held on October 28th at 8:30 a.m. at the home of Waldon Jue.

Dick Asbell made a motion for adjournment and Dave Harry seconded the motion. The motion carried and the meeting was adjourned.