

Minutes
Board of Director's Meeting
April 28, 2001

Board members in attendance: Rocky Wells, Dick Bly, Frank D'Angelo, Dick Post, Gil Vega, Dave Harry

Board members absent: Dick Asbell

Others: Cindi Harry (Acting as Secretary)

The meeting was held at the home of Dave Harry.

Review of Minutes

A motion was made by Gil Vega to accept the minutes from the March board meeting. Motion seconded by Dick Bly. The motion carried.

Financial Report (Dick Post)

Dick Post presented two standard financial reports from the QuickBooks accounting software and request board preference for presentation at future board meetings. An "Accrual Balance Sheet" and an "Actual Cash Balance Report" were discussed and it was decided that the Actual Cash Balance Report was the preferred report.

There was a discussion of several lots which currently have outstanding dues owed.

Action Item: Dave Harry to contact Somerset Homes concerning \$200 of outstanding dues still owed on Lot 95A-1 for 2000.

Report on Pending Legal Actions (Rocky Wells)

Rocky Wells stated that the HOA attorney would advise on the legal aspects of past dues payments.

Rocky Wells gave an update on the Lot 21 litigation. Following discussion, it was agreed that Rocky would contact the HOA attorney concerning the next steps should the covenants violation continue beyond the date agreed to by all parties in the consent decree.

Action Item: Rocky Wells to contact Andrew Elmore, HOA attorney, concerning the issue of how to proceed over outstanding dues and also concerning legal courses of action should the terms of the consent

decree involving Lot 21 not be met.

Road Committee Report (Dick Bly)

Dick Bly gave an update several bids received for road resurfacing. A bid from Barton and Boyd (Louisa, VA) was for \$83,722 which included \$36,322 to resurface four miles of "main" roads 18' wide, plus 10' on the "access" roads. This bid initially appeared to be the best value as it included crowning some areas on the main roads and reshaping the sides of roads and grading the rear access road onto Owens Road. A second bid from a company in Port Royal was for \$64,000 but only included ditch repairs and road grading. A third bid from Driveways-By-Us was over \$217,000 and was not, therefore, under consideration. Other bids were expected from Gator Paving (Fredericksburg) and from F&H Paving (Unionville, VA). Dave Harry suggested Dick push to get this bid also as another homeowner's association recommended F&H.

Dick Bly requested authority from the board to notify the best value contractor to submit a draft contract for HOA officer approval. Rocky Wells proposed that the board authorize Dick Bly to enter into an agreement for resurfacing up to the amount of \$90,000.00 without further formal board approval. The board approved this action and Rocky Wells proposed Dick get a contract for review and he would call a special board meeting, if necessary.

There was discussion on the road maintenance cycle. It was agreed that a four-year resurfacing cycle was too optimistic. It was unanimously agreed that a three-year cycle was more realistic and should be adopted.

Action Item: Dick Bly will attempt to get an estimate on resurfacing the roads from F&H Paving. If F&H does not respond by 4 May 2001, the bidding would be closed and the "best value" bidder will be invited to submit a written proposal and a draft contract.

Common Area Report (Dave Harry)

Landscaping: Dave Harry reported that Rita Carroll has not yet billed the HOA for landscaping work completed in the Fall 2000 and for work done in the spring to trim the plantings at the entrance sign.

Mowing Contract: Dave Harry presented a mowing contract proposal from Grasshopper for this year in the amount of \$3,600. The proposal provided for four mowings of the shoulders and the entrance between May and October. Last years contract was for only three mowings and that was not enough. Dave moved that the contract be approved; it was

seconded by Frank D'Angelo; and board unanimously approved awarding the mowing contract to Grasshopper again this year.

Dock Area: Dave Harry said that Willie Farrell and his son helped resink the raised pilings at the dock during the previous week. Dave also requested authorization to spray stain and preservative on the dock and the board approved.

Architectural Control Committee (ACC) Report (Frank D'Angelo)

Lot #38: The ACC sent Mr. DeCarlo (Lot #38) a letter suggesting he complete the interior third floor to increase the total square footage of his home to comply with the covenants. Frank reported that Mr. DeCarlo had agreed to comply with the ACC suggestion.

Sheds: Frank D'Angelo suggested that sheds should require ACC approval as many sheds, which were visible from the road, were being built. During discussion, the board supported this policy. Dave Harry agreed to solicit articles such as this for the next HOA newsletter.

New Business

Dick Post reported on attending Virginia HOA legal meeting at Aquia Harbor on April 18th. The meeting covered HOA insurance requirements. Dick suggested that we carry D&O (Director's & Officers) insurance in addition to the liability insurance currently held. Dave Harry volunteered to pursue the D&O insurance issue.

Action Item: Dave Harry will obtain a quote for D&O insurance and report back to the board at the next meeting.

Dave Harry suggested that HOA records be centralized and portable so that if an officer of committee position changed, records could be moved easily.

Action Item: Dick Post offered to buy an inexpensive portable file and folders for maintaining HOA records.

Rocky Wells suggested that the board standardize (regularize) the dates for future board meetings and suggested that future board meeting be held on the 2nd Saturday of each month. The June board meeting would be an exception, but in July, the meeting would be held on the 14th.

Gil Vega reported that the HOA web site had been down for several weeks but he was working with Worldskyline to resolve the issue. Gil

suggested we may want to look for another web page host.

The next Board of Directors meeting will be held on June 2nd at 8:30 a.m. at the home of Dick Post (Lot #93).

A motion was made by Frank D'Angelo to adjourn the meeting. Dick Bly seconded the motion. The motion carried and the meeting was adjourned.