

Minutes
Board of Director's Special Organizational
Meeting
February 8, 2001

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

Others: Larna Wells (Secretary) and Paul Lyon.

The meeting was held at the home of Dick Bly. Rocky Wells, Vice President, called the meeting to order.

New Business

Rocky Wells opened the floor for nominations of officers. A motion was made by Dave Harry to nominate Rocky Wells as HOA President. Dick Bly seconded the motion. The motion to elect Rocky Wells as president carried.

A motion was made by Dave Harry to nominate Dick Bly as HOA Vice President; Dick Asbell seconded the motion. The motion to elect Dick Bly as vice-president carried.

A motion made by Dave Harry to nominate Dick Post as HOA Treasurer. Dick Asbell seconded the motion and the motion to elect Dick Post as treasurer carried.

Larna Wells volunteered to accept the position of HOA Secretary for 2001 and the board accepted.

Action Item: Rocky Wells will contact Mr. Elmore, the HOA attorney, to notify him of the new HOA officers and members of the Board of Directors.

HOA committee assignments were discussed. The board members will stand up the committees by recruiting committee members and identifying any projects to the board.

- Frank D'Angelo will coordinate getting the newly elected Architectural Control Committee up and running. Those committee members elected at the annual meeting by the HOA members were: Frank D'Angelo, Cindi Harry and Bonnie Griffith.
- Dick Bly will coordinate standing up the Roads Committee. Paul Lyon and Dave Harry volunteered to assist Dick Bly on the Roads

Committee.

- Dave Harry will handle the Nominations and Common Area Committees.
- Gil Vega, with assistance from Frank D'Angelo, will coordinate the Rules and Regulations/Covenants Committee. Dick Asbell also volunteered to assist with the Rules and regulations/Covenants Committee.
- Gil Vega will also handle the website for the HOA.

According to the by-laws, *"Each lot owner shall have one vote. Where the ownership of a lot is in more than one person or corporation or other entity, the vote applicable to that lot shall be cast by the one person named in a certificate signed by all of the owners of the lot and filed with the Secretary of the association, and such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose. No lot owner may vote at any meeting of the association or be elected to serve as an officer of the association if the association has perfected a lien against this lot and the amount necessary to release such lien has not been paid at the time of such meeting or election."*

Action Item: Rocky Wells will put together a memo/letter and certificate that will be sent to each lot owner.

Action Item: Gil Vega will contact Mr. Elmore, the HOA attorney concerning the quorum requirements.

The board unanimously agreed that there is a need for a special assessment for the purpose of resurfacing the roads within the community. To that end, the board decided unanimously to explore holding a special meeting to be called sometime at the end of March. In accordance with the by-laws, the Secretary will need to notify all HOA members of said meeting fifteen days prior to the meeting date.

Action Item: Rocky Wells requested that Paul Lyon contact JD's Conference Center to see what dates are available at the end of March.

Old Business

A letter has been submitted to the Postmaster in King George requesting mail delivery to those homeowners whose street address is on Piney Green, located off of the second entrance.

The court date for the pending litigation involving Lot 21 has been set for March 15, 10:00 a.m. at the King George County Circuit Court. HOA President, Rocky Wells, will represent the Board of Directors at

that proceeding; but all board members are welcome to attend.

The HOA does have general liability insurance but no Directors and Officers (D & O) liability insurance. Discussion ensued concerning this issue, as well as the possible requirement for the HOA Treasurer to be bonded.

Action Item: Rocky Wells will contact Walden Jue, past HOA president, to get all materials and information concerning the D&O insurance.

Dick Bly reported to the board his discussion with James Freeman, Grasshopper Lawn Care, concerning snow removal policy. Dick stated it was Grasshopper's policy is to plow when VDOT plows the state roads (i.e., 2 inches accumulation of snow). Grasshopper will plow automatically and does not need to be contacted by a board member. If there is a need for sand, due to ice conditions, there will be an additional cost.

The next board meeting was set for Saturday, March 3rd at the home of Gil Vega at 8:30 a.m.

A motion for adjournment was made by Dick Post and seconded by Frank D'Angelo. The motion carried and the meeting was adjourned.