

Minutes
Board of Director's Meeting
October 10, 2015

Members in Attendance: Clark Ackerman 16, John Lundberg 17, Tracy Usry 18, Michele Robinson 17, Mark Bostjanick 18, Dale Breer 16. Others: Dave Fedorchak, Elizabeth Buckley, and Toni Ackerman.

Review of Minutes:

The minutes were reviewed. A *motion* to accept the August 15, 2015 minutes of the BOD was made by Tracy Usry, 2nd by Mark Bostjanick and passed unanimously.

Old Business:

- At the special session, it was decided to unlock the gate at the dock. John will send out proposed rules for the easement committees and have them report to the BOD by the December, 2015 meeting.

Financial Report: (Dick Asbell) The financial report was presented by John and discussed. One Lot is still outstanding for dues.

Road Committee Report: (Jim Hanson)

- Road repair and patching continues
- Many road signs are in need replacement. Tracy provided pictures of road signs and posts in various stages of disrepair by email before meeting. A discussion followed. 9 Stop Signs (2 4-ways; 5 3-ways) 4 posts. A *motion* to purchase all signs at once up to \$500 was made by Michele Robinson, 2nd by Tracy Usry and passed unanimously.

Common Area: (Jim Hanson)

- There was a discussion about a formation of a formal committee structure. John will draft a proposal and present it to the BOD by email to be decided on at the next BOD meeting.
- Rick Orr has been elected chairman of the Recreational Committee; no chairman has been elected for the Crooked Creek Committee
- Recreational Area
 - Witness posts have been placed at the Recreational Area by John and Clark.
 - John will check with Dave Deputy about completion of the survey.
 - Tracy will measure for RPA on the completed side.
 - There was a discussion about how to permanently mark the boundary of the easement.
- RPA
 - A delineation document is required for Crooked Creed Easement. One proposal received for \$1900. Requesting others. This will establish what can and cannot be done on easement. Once RPA is established, other agencies can be contacted for appropriate permits and related costs.
- John or Dick will organize and Entrance Way Committee for both entrances. Brian Hall wants to be on committee for Piney Green entrance.
- Tracy will research for addendums for sign easement on Lot 98 to be included into deed of easement at Circuit Court.

ACC: (Michele Robinson) Lot 2 reports pool is completed

Covenants and By Laws: Tracy Usry has placed his email address on the website for people to contact him to request special signs on their properties.

Website: (Dave Fedorchak) All changes have been completed for new website. Comment section is not implemented yet. Volunteer section is password protected. After a discussion, it was decided that password protection be removed.

New Business:

- Chairman of Nominating Committee will be Tracy Usry. 2 additional HOA members are required. Information will be included in the December Newsletter with response directed to Tracy.
- Guide for HOA Resolutions was presented by Tracy Usry and reformatted ATV Rules to be included on HOA Rules and Regulations page and included in Home Owners Packet.
- A letter has been sent to the owner of Lot 17 and a reply has been received in regards to painting fence. BOD will follow up to establish a commitment and a plan of completion.
- Pig Roast, October 25, 2015 has been announced by signs at the entrances. The BOD was not notified before-hand. John will discuss with Vic. Insurance liability will be addressed.

- King George County Sherriff Department will patrol The Meadows roads if formally requested by the BOD. John will draft a proposal. Information will be presented to the HOA for a decision.
- There was additional discussion about a snow removal contract

A ***motion*** to adjourn was made by Tracy Usry, 2nd by Mark Bostjanick and passed unanimously. Next meeting will be December 5, 2015, 9am at Coldwell Banker office – Dahlgren.

Respectfully Submitted,
Toni Ackerman
Secretary