



**Meeting Minutes**  
Board of Directors Meeting  
The Clubhouse  
November 19, 2014  
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Patti Hefner, and Tim Ratcliffe  
Community Members: Approximately 10 members of the HOA were present  
AMG Representative: Nikki Warhurst was present  
Quorum: Quorum was established with five board members present

Richard Verner opened the meeting and welcomed everyone.

The minutes of the October 24, 2014 board meeting were approved as distributed without changes.

*Reports*

Treasurer: Roy Montague stated that the approximate balances in the three accounts were: General Fund, 41,693.46; Clubhouse and Pool Reserve Fund, 10,012.57, Crow's Nest Roads and Gate Reserve Fund, 27,786.05. Roy reviewed the 2015 budget line by line. Some suggestions were given to Nikki Warhurst; she will make the necessary changes in time to hold a budget ratification meeting in December.

Architectural Review Committee: No committee members present.

Roads Committee: Dave Keeney stated there was nothing new to report.

Communications Committee: Austin Lewis stated there was nothing new to report, but asked for ideas and information for the next newsletter.

Social Committee: No committee members present.

Neighborhood Watch Committee: Jane Hansen was present. The next meeting is to be held Thursday, November 20th at 6:30 PM.

Welcoming Committee: Jan Keeney stated there was nothing new to report.

*Old Business*

There was no new formal information regarding communication between the HOA and the developer regarding either the Pool/Clubhouse proposal or the Common Areas. There have been phone communications with Roy and the developer; he is still interested in turning over the common areas to the HOA. We are asking for these to be up to Rockingham County code condition at time of turnover.

*New Business*

Board has asked if anyone would like to chair or be on a Landscaping Committee to please let a board member know.

Also, a suggestion was made to still have a Finance Committee. Anyone wishing to serve on this committee please contact a board member.

The next meeting was set for Thursday, December 11 at 6:30 PM for Budget Ratification.

The meeting was adjourned at 7:45 PM.