



**Meeting Minutes**  
Board of Directors Meeting  
The Clubhouse  
December 11, 2014  
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, and Tim Ratcliffe  
Community Members: Approximately 7 members of the HOA were present  
AMG Representative: Nikki Warhurst was present  
Quorum: Quorum was established with four board members present

Richard Verner opened the meeting and welcomed everyone.

The minutes of the November 19, 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, \$36,392.14; Clubhouse and Pool Reserve Fund, \$10,012.57, Crows Nest Roads and Gate Reserve Fund, \$26,786.05. Roy reviewed the 2015 budget line by line, and the budget was approved.

Architectural Review Committee: No committee members were present.

Roads Committee: No committee members were present.

Communications Committee: Austin Lewis stated that there was nothing new to report.

Social Committee: No committee members were present.

Neighborhood Watch Committee: Diane Short reported that signs were purchased and installed throughout the development. Minimal funding is available for additional signs if deemed necessary. The next meeting is to be held on Thursday, January 15th at 6:30 pm.

Welcoming Committee: No committee members were present.

### *Old Business*

Roy continues phone communications with the developer regarding transfer of ownership of the common areas; the developer is still interested in turning them over to the HOA. As previously requested, we are asking that they be up to Rockingham County code at the time of transfer. Furthermore, it was noted that a tree has fallen across the path in Phase III and needs to be removed. The developer has been informed of the issue.

The need for offsite septic inspections was discussed. The plat identifying locations of septic fields will be located so we can move forward with a plan.

### *New Business*

Volunteers for the Landscape and Environment Committee were acknowledged and welcomed. Volunteers to date include, Bonnie Wrisley, Ron and Vicki Hedrick, and Mark and Carol Dobosy. Additional volunteers were encouraged. The committee will make recommendation to the board in an effort to maintain and enhance our physical environment.

Diane Short reminded everyone that she is still collecting donations for the “Home of Refuge Outreach, Inc.” shelter.

The next meeting was set for January 14, 2015.

The meeting was adjourned at 7:30 pm.