



Meeting Minutes

Board of Directors Meeting

The Clubhouse

June 24, 2015, 6:30 PM

Board Members Present: Richard Verner, Roy Montague, Patti Hefner, and Tim Ratcliffe

Community Members: Approximately 21 members of the HOA were present.

AMG Representative: No representative was present.

Quorum: Quorum was established with 4 board members present.

Richard opened the meeting and welcomed all members of the HOA.

The minutes of the May 27, 2015 board meeting were approved as distributed without changes.

Reports

Treasurer: Roy Montague reported that as of the May 31st financial statement, the approximate balances in the three accounts were: General Fund, \$84,411.48; Clubhouse and Pool Reserve Fund, \$10,018.24, and the Crows Nest Roads and Rate Reserve Fund, \$53,811.17, for a collected total of \$148,240.89.

Architectural Review Committee: Mark Dobosy reported that several new construction sites have been submitted, and approvals have been given on several lots. Lot 62 is approved pending conditions which will be included in the approval letter with a copy to the board.

Roads Committee: Dave Keeney was present; nothing new to report.

Communications Committee: Austin Lewis was happy to announce that several revisions to the website have been completed. He has entered all the new neighbors and has been busy with a multitude of e-mail blasts in June.

Social Committee: No one in attendance.

Neighborhood Watch Committee: Diane Short stated that they had a meeting on June 16, there were 5-6 people in attendance. There have been a few break-ins at Carolina Marina and on Ellisboro Road recently. The police are patrolling the area. They encourage residents to call 911 if there is any

suspicious activities or if they suspect something is wrong. Meetings will be suspended throughout the summer and will reconvene in September.

Welcoming Committee: Jan Keeney announced that there are several new neighbors and she has been very busy visiting each new household and welcoming them to our community.

Landscaping Committee: No one in attendance. There were several comments on how nice the front entrance looks. Tim did update the HOA on the Aqua well house; the shingles on the roof have been fixed and filters were replaced.

Nominating Committee: Patti Hefner stated that the committee has met and that the initial letter has been sent out to the HOA community asking for interest in serving on the Board of Directors to be submitted by July 15th to Patti at patricia.hefner@aol.com.

Old Business:

- Communications between the Developer and HOA board regarding the trails turnover and pool/clubhouse changes was discussed in detailed. Richard described to the group the timeline of events over the years that led up to this point. Diane Short provided the group with information from Rockingham County on what is required for maintaining public restrooms. It was decided that a committee would be formed to decide what the HOA would do going forward as it pertains to the areas still own and operated by the Developer. In the meantime, we ask all residents to please take on the responsibility of cleaning up after themselves at the pool and assure the restrooms are left clean. The HOA members are encourage to know and abide by all of the pool rules.

New Business:

- The Golf Course will no longer be maintained by the Developer or by the resident who has been taking care of it. It was decided that the landscaping committee will look into all options and make a recommendation on what will be done going forward.
- Suggestion of a \$500.00 maximum per expense by the board without approval of members was discussed and decided that this would need to be addressed as an amendment to the CCRs and/or bylaws. Tabled for now.
- The balance for the pool and clubhouse fund is announced each month in the meeting minutes, this month it is \$10,018.24. No monies have been moved into or out of this account for many months. The HOA has no capital expenses for the clubhouse or pool because the Developer still owns and operates.

The next meeting was set for July 22, 2015 at 6:30 PM.

The meeting was adjourned at 7:55 PM.