



Homeowners Association

APPROVED

Annual Meeting
June 3, 2013

Board Members Present: Joe Thomas, President

Managing Agent Present: Lorie Murray, Murray Realty, Inc.

- **Determine Quorum and Call to Order**

A quorum was not necessary based on the governing documents and attorney review.

- **Reading of Minutes from Previous Annual Meeting**

Approval of the 2012 Annual Meeting Minutes was completed by the Declarant.

- **Review of 2012 Financials and 2013 Budget Highlights**

- ❖ A conservative approach was taken for the 2012 budget. Legal fees associated with enforcing the requirement of no political signage created an over budget item.
- ❖ Overall, the HOA is on sound financial footing. Jointly, the developer and community have weathered the economic storm together.
- ❖ The 2013 budget incorporated a conservative approach with some capital replacements included: pool chair/table/umbrella/grills.

- **Construction Update**

President, Joe Thomas gave the following construction updates:

- ❖ Will try to pave Millwheel this summer and may move construction pad.
- ❖ Community construction is moving along – good outlook. Price points are in the \$300,000 range. Bank lending still challenging for developers. Next development may be behind Woods Hill or in ravine near Millwheel. Last house on Foxfield to be built. Most likely a two-story home.

- ❖ Joe is discussing stop signs/crosswalks with VDOT.
- ❖ Based on community meeting, the open play field is in place on Woods Meadow. The new walking trail will be mowed towards the creekside and tie into Millwheel. Basketball court and community garden concepts are problematic. Developers must be judicious with funds and decide the highest and best use for the community.
- ❖ If ATVs are seen utilizing community property, it is advised that residents report this to the Roanoke County police.
- **New Business**
 - ❖ Clubhouse interior was painted this spring and looks great
 - ❖ Clubhouse/pool parking lot will be resealed and painted.
 - ❖ 2013 Clubhouse Pool Rules have been changed to reflect same closing hours due to vandalism and trespassing in the pool area in 2012.
 - ❖ Discussion about having two meetings per year: Annual meeting and one post pool season.
 - ❖ Discussion about purchasing an automated external defibrillator (AED) AED for the pool.
 - ❖ Discussion about community recycling using Greener Pastures Services – group price based on volume. Each homeowner would pay directly if interested.

The meeting adjourned at 8:25 P.M.