



Homeowners Association

APPROVED

Annual Meeting
May 19, 2014

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. Meeting was called to order at 6:32 p.m.

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

Approval of the 2013 Annual Meeting Minutes was completed by the Declarant.

- **Review of 2013 Financials and 2014 Budget Highlights**

- ❖ Overall, the HOA is on competent financial footing. 2013 unplanned expenses for legal and mailing costs relating to violations. Clubhouse parking lot sealed and re-lined in 2013. Once again, conservative approach for 2014 budget.
- ❖ Capital replacements included: pool chairs/table/umbrella/grills/clubhouse sign due to vandalism.

- **Construction Update**

President, Joe Thomas gave the following construction updates:

- ❖ May mow near Millwheel and trailers for recreation area.
- ❖ May create bike trail near Creekside Drive.
- ❖ Millwheel is “lynchpin” for getting remaining roads accepted by VDOT.
- ❖ Based on community meeting, will look into having retaining ponds mowed three times per year. Concern with mosquitoes/ticks. Will be an additional expense to the community.

- ❖ Thirteen new home sales from May 2013 to May 2014. Developers trying to maintain similar product and pricing per square foot.
- **New Business /Owner Comments**
 - ❖ Homeowner request that playground fabric be replaced and re-mulched.
 - ❖ Reminder to call police if teens are loitering in clubhouse parking lot or pool.
 - ❖ Homeowner comments that pool area corn hole playing is dangerous.
 - ❖ Reminder that no alcohol allowed in the pool area.
 - ❖ Parents need to supervise their children in the pool and in the clubhouse. Families are responsible for their trash cleanup.

Adjournment

The meeting adjourned at 8:09 P.M.