

Russlen Farms HOA Meeting of 7/21/2010 Minutes

The Russlen Farms HOA met on July 21, 2010 at 7:00 PM in the community room of the Salem Library. Approximately 70 members were present. The meeting was called to order by Joe Thomas, Jr. He introduced the Board of Directors present, himself and Brad Graham, the Management Company, Doug Murray and Jennifer Roberts, and the legal counsel, Steve Moriarty.

Joe explained that there was a lot to cover and that we had to be out of the building by 9:00 PM. He requested that anyone with questions not covered in his opening remarks, please put them in an email to him, or the management team, and they would be answered. A quorum was present.

The following items were covered in the opening remarks of Joe Thomas :

- The meeting was late this year because of the necessary change to a new management company. There had been a number of things personally going on for him and he thanked the membership for their understanding.
- Everyone was reminded that the mailing address for the management company is Murray Realty & Property Management, Inc, P.O. Box 7144, 6926 Peters Creek Road, Roanoke, VA 24019.
- The pool and its operation was a major topic of discussion. It is essential that everyone follows the rules and is responsible for their own actions. Any complaint must be in writing in order to be acted upon. Fees for using the facility, both the pool and clubhouse, were discussed and explained. The “No Parking” signs and the effectiveness of signs in general were covered. Fecal accidents in the pool were discussed and the costs associated with having to close the pool temporarily. Other points of discussion were: ways to attempt to eliminate these accidents as well as the responsibility to pay for the cost of clean up, the responsibility to take care of the pool and see that no one is abusing either the property or the rights of others, use of food on the pool deck, toys and items being left everywhere, especially in the water and how this can affect the pool system, the number of guests allowed, the number of people allowed for a “party”, the clean up after a “party”, the cleaning of the clubhouse in general, the age rules for the both the pool and clubhouse, and unauthorized use of the facilities by people not owning in Russlen farms.

Some possible solutions suggested were: putting cameras in to monitor the pool and exercise facility, hiring a monitor for the pool, the cost of a monitor, picture ID cards for the owners, responsibility for the cost of violations of the rules. It was requested that anyone wishing to help with the pool please contact the Pool Committee. It was explained the telephone at the pool is required by law. It is a safety feature.

- Bill Horvath and the communications team is to be commended for all the work they put in to keep the neighborhood informed about everything going on in Russlen Farms.
- Everyone needs to read and understand the DCR's. Nothing can be added or changed outside without written approval from the Board. It could take up to 30 days for the form to be returned to you, but every effort is made to have a turn around time of 14 days.
- The possibility of ways to "Go Green" in the operations of the HOA was discussed. Solar panels were mentioned and their possible use will be explored by the Board.
- A question of more walking trail was asked. There MAY be more in the future but not at this time.
- The rules about parking on the street were brought up. It will be looked into and information put on the website.
- River Ridge Court may be turned over to the State in the near future.

Joe asked for additions or corrections to the minutes of the last meeting. There were none. A motion was made and seconded to approve the minutes of the last meeting. The motion passed.

Joe introduced Doug Murray of Murray Realty. Doug explained the financials of the HOA, the function of the Management Team, and how they will do things. He made it very clear that his team works for the Board and that the rules will be enforced as they are written. This was especially important as during Joe's opening remarks everyone was clear in their desire to see that the rules are enforced for the good of their property values and enjoyment of the community. He restated that all complaints must be in writing. Doug made sure everyone understood that the management team is not a police force and their function is to help, not function in an adversarial position. He did explain that liens may be placed on property for those not paying their dues, but Russlen Farms is doing well so far. The cost and requirements for the disclosure packets and ARB inspections were explained. He explained that new budget for 2011 would be completed and reviewed by the end of November.

Steve Moriarty, Legal Counsel, answered questions and explained some of the tax law as pertaining to an HOA. He also explained that he works for the HOA. His job is to see that the regulations and their enforcement is handled in accordance with State Law in order for the community to be safe and consistent for everyone.

The construction update was given by Joe. The price ranges of the houses being built in the different sections were discussed as there was concern by some of the membership that their property values were being affected by lower price houses being built close to them. Joe and Brad explained their plan to have a mixture of price ranges on homes in the entire subdivision. This has always been their plan for the overall development since its inception, and will continue to be the plan. Joe further explained the extent to which the developers have gone in order to continue the success of Russlen Farms and maximize property values in this current difficult market. This was greeted by applause from the membership.

The meeting was adjourned at 8:50 PM so the room could be cleaned up as required by the library staff. Everyone was very helpful in accomplishing this task.