



Homeowners Association

UNAPPROVED

Annual Meeting
May 11, 2011

Board Members Present: Joe Thomas, President

Managing Agents Present: Lorie Murray

Communications Leader: Bill Horvath

- **Determine Quorum and Call to Order**

A quorum was not met (25%). The meeting was called to order by the President at 7:20 p.m. at the Brambleton Center, Roanoke. Managing Agent was recognized. A discussion ensued regarding reserving the Salem Senior Center for 2012.

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

Approval of the 2010 Annual Meeting Minutes were deferred since there was no quorum.

- **Review of 2010 Financials and 2011 Budget Highlights**

- ❖ The budget now stands on its own and is in good shape, without raising dues. We are also funding the capital reserve fund as required by state law. The budget no longer needs money from the developer, sales are meeting projections.
- ❖ One homeowner asked about reminding homeowners that there is a \$500.00 initiation fee for resale, as well as new homes.
- ❖ An inquiry about the pool contract and why there was money allotted for repairs was answered by Lorie Murray and Joe Thomas. Lorie said that she has received calls from non-Russlen Farms people wanting to join the pool.
- ❖ An inquiry was made regarding the loan term. It is a seventeen year, 5.25 per cent loan.

- **Construction Update**

President, Joe Thomas gave the following construction updates:

- ❖ Construction is steady even in this poor economy.
- ❖ The next section of Woods Hill is on target and the bank has approved the loan for Russlen Drive homes.
- ❖ Joe has asked VDOT if he can remove the stones at the drop inlets so that water can flow more freely during heavy rains.
- ❖ The final paving was not done immediately to keep the roads in better shape due to construction trucks and machinery.
- ❖ There was a homeowner question about filing a pothole on High Gate and Mill Road.

- **New Business**

- ❖ Lorie said that there is a \$25.00 pool/clubhouse replacement fee.
- ❖ 2011 Pool Rules are essentially the same.
- ❖ There are two new pool signs with updated contact information and how to reserve the club house and pool on line.
- ❖ Bill Horvath said that Murray Realty will bill each homeowner for the use of the pool or clubhouse at the end of the month in which it is reserved.
- ❖ There was a strong reminder that non-potty trained children must wear rubber pants in the pool. There were three incidents in 2010 that cost the association a lot of money. The 2011 policy for fecal incidents is that the offending family will be charged for the clean-up.
- ❖ Questions arose about the locking down of the facility when there is a fecal incident and access to the clubhouse for the physically challenged.
- ❖ One homeowner inquired about internet access at the clubhouse but it was not in the 2011 budget.
- ❖ A homeowner asked about mulching the playground area. Joe said that special mulch is required and it was not in the 2011 budget. However, he will ask Hale for a price to see if it can be done this year.
- ❖ A question arose about the machinery on Millwheel. Joe said that it is a construction site and the equipment must be stored somewhere.

Adjournment

The meeting adjourned at 8:42 P.M.