

HOA Board Meeting - June 24, 2020 via Zoom

Board Members in attendance:

Brad Wilhelm, President
Rich Cober, Vice President
Keith Fulk, Treasurer
Gina North, Secretary
Levenie Hughes, Director
Kaye Lee, Director
Giang Thiet, Director

Residents in attendance:

Kevin and Debbie Feese
Gary and Carolyn Ecelbarger
Michael Hayes
Carlos Parina
Sachin Telhan
Rocio Razzo-Mapau and Dan Mapau
Walt Jackson
Jim Rossi
Rob Hengst
Terri Pendleton
Eileen Sloyan
Van Nguyen
Chris Reilly
Cynthia Brent
Conrad Heer
Uy Le
Joyce Gerhart
Lynn and Steve Boveri
Bob and Su Hale
? Gould
Connie Perry
Bethany Frank
Lori Zeoli
Ajay Miglani
Mark Watson
Tom Sonnen?

The meeting was called to order at: 7:00 pm

Agenda:

- Discussion regarding hiring an Association Management company to assist the board with day-to-day items.
- Budget

Items discussed during Executive Session included agenda items above as well as the settled lawsuit.

HOA Board Directors will speak first regarding the agenda items. Open session will allow the community to ask questions and then the Board will vote on the agenda items.

Questions regarding the meeting rules of engagement?

Su Hale - question regarding the settled lawsuit. Response will be given if time at the end of the meeting.

Abe asking regarding communications in the neighborhood. Today's meeting did not allow for much advance notice. The Board does try to provide advance notice. Reminded the membership that this is a volunteer board and not a professional organization and that the email address for the board was recently changed. There was also corruption in the old email files.

Discussion regarding pursuing using an HOA management company. The current model is not sustainable with an all volunteer board. Management companies offer various services. The HOA would maintain decision making authority. Board members spoke regarding their thoughts on using a management company. The Board will vote on whether or not to continue to investigate different companies and what they offer and the associated cost.

Discussion opened up to the community:

Abe - thanks the board for their time. Not clear on what we are trying to accomplish with a 3rd party management company. There used to be more committees in the past to help mediate the costs. Wants to know what the management company will do.

Response: mailings is one. The Board is gathering information on what services are offered by vendors and costs in order to determine what services to use.

Jim Rossi - what will the 3rd party be able to do. Need consensus on what we are looking for and is concerned about the cost to the community.

Response: this is what we are looking into. The Board wants to remain the decision-making body for the association. The goal of this meeting was to talk about what we want the organization to do, however this is difficult given the format of today's meeting. The Board is planning to present options to the community when information is gathered.

Question regarding volunteers: we can look in the by-laws to come up with committees and discuss at the annual meeting.

Rich moves to vote. Kaye seconds move to vote. All vote "I" . Non opposed. The Board will move forward with investigating management companies.

Budget:

Dues would be \$5 less next year changing from \$435 to \$430. We were over budget by \$12,000 last year. Dues collection improved last year. There is one homeowner who is a couple of years behind. We are currently operating with a surplus. Legal fees will be more this year as will licensing fees, trash collection and insurance.

Question about the legal fees. We budgeted \$9,000 to include the settlement of over \$6,000 for a lawsuit. Should we increase our legal fees budget since we do not have an organization assisting us at this time. Propose to increase the budget for legal fees to \$10,000 or \$12,000. Brad read a statement regarding the lawsuit.

Road issues question - my.vdot.virginia.gov is the place to ask about roads and report potholes. We have reported road issues in the past, but the Board does not directly address road issues. Levenie has put our neighborhood on the list to have our roads paved. We will know in April.

Question about why we did not budget for an audit for next year. Response: we can review the completed audit at the annual meeting. We do not need to do an annual audit. By-laws say every 4 years.

Questions about trash removal - will it go up every year? We renew our contracts every 3 years. Historically, the cost has gone up most years.

Vote to increase legal to \$12,000 but keep dues at \$430. All in favor "I". None opposed.

Meeting adjourned: 8:00