

TLOA

Board of Directors Meeting Minutes: 8/21/2018

Revised 9/5/2019 v.2 (Approved 9/18/2018)

PRESENT: Chad Denby, Patrick Moctezuma, Sue Lance, Jane Garton, Jean Weeks and James Hayslett;
Paige Stough w/APMS (by conference call)

CALL TO ORDER: 7:05 pm

GUEST(S): None

APPROVAL OF July 2018 MINUTES: approved on July 24, 2018 with 6 votes

FINANCE:

TREASURER'S REPORT:

1. SUNTRUST: \$ 4,219.64
2. ALLIANCE: \$ 35,255.26
3. RESERVE: \$260,036.33

LEGAL:

Judgements for liens on past due assessments, will be file and docketed in the Greene County Circuit Court which will enable the HOA to collect this debt plus interest when the property is sold. These judgements can also be filed in other courts as well so if the property is a rental and the owner lives in another county, that judgement will be picked up whenever the owner sells his own property. This will cost \$10 per filing and that cost is also passed on to the property owner.

LOAN:

Our loan has been approved, papers all signed and should be able to start taking draws in the immediate future.

AGED RECEIVABLES:

We are changing the by-laws to change from 60 to 30 days past due effective immediately. Letters notifying those with past due accounts will go out November 1, even though the change in this bylaw will not be officially be approved and in compliance with bylaws until November 7, 2018. We will also be looking into increasing the late fees. Motion to go back to "30" days by Jean Weeks and seconded by Chad Denby.

2019 BUDGET:

Prepared and based on estimated receivables, expenses and loan payments was presented to the Board. Motion to accept the budget made by Jean Weeks and seconded by Sue Lance.

ROADS REPORT:

Potholes have been repaired and paid for. Still hoping to find a way to pave the Gladiola cul-de-sac. Unfortunately this has become very complex with the amount of culvert damage, some being extensive, and we are not sure of the total cost for repairs. We need to prioritize these jobs based on road erosion, moving of water pipes and current extent of damage we have incurred. The HOA has signed a contract

with Mundie for \$140K for the culvert work which entails 15 projects. Once these are completed, the subdivision should be in good shape for quite a while. So, needless to say, additional road paving will be on hold due to these expenditures.

LAKES AND DAMS REPORT:

The revised Dam #3 construction proposal from Bander Smith (previously reviewed and discussed) was unanimously approved, as was the additional engineering work consulting performed by Ruckman Engineering (Dan Hamric) on revising the Dam #2 specifications.

We have made our initial payment for services to Bander Smith for management and services regarding Dam #3. Proposals were sent out for bids on the reconstruction of Dam #2 with a return date of August 24 and it appears Brock Construction is in the immediate running. Mundie Construction has also shown interest in bidding but have been slow getting back to us. We do not expect mobilization of equipment until the first week of September.

We have received the DCR permit for Dam #2, but it was obsolete the moment the engineering design changed. We have applied for a new one.

Dan Hamrick has come out of retirement to work with Va Safety Engineer Rob VanLier and has sent us the designs for the upcoming work to be done on Dam #2.

COMMUNICATIONS:

Patrick Moctezuma has assumed the duties of Chairman to relieve Chad from the overload of duties.

Final budget for the newsletter was \$800 covering printing, labor and postage. We will have our fall newsletter to go out in October before our annual meeting scheduled for November.

Website had 71 views, 60 from the Ruckersville area.

RULES & BYLAWS:

According to HOA regulations, it was decided that if Justin joins the board, he can still be paid for his services. He will just need to provide a proposal and we would continue to ask for bids on needed work for the HOA. This also means we could pay Chad for future work on our website.

Meeting has been set for a committee meeting on 8/28/2018 for new rules and bylaws and to include any missed rules or bylaws. Sue Lance is working on reviewing for any missed omissions.

Currently there are 60 violations of rules. It was discussed to send out proposed letters to the maxed-out violators regarding fees and recourse of the HOA to collect these fees.

Letters to go out within the week to homeowners regarding the cleaning of their culverts.

SPECIAL PROJECTS:

We had 8 of the 14 who signed up and an estimated 100 people stop by and shop. Well over \$1,000 in gross sales was recorded, which averaged out to \$135 per table over 3 hours or so.

The large item pickup also went well. Again, due to the lack of the newsletter getting to homeowners, they missed out on this or on the deadline to sign up.

All and all, we were pretty satisfied with the outcome for being our first attempt at these projects and hope to try and do this again in the spring of 2019.

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNED: 9:30 pm