

TLOA MEETING MINUTES: 7/18/2017

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Jean Weeks, Patrick Moctezuma, Jane Garton, Bill Freels, James Hayslett and Andrea Konstant (APMS) (by phone)

COMMITTEES:

ARCHITECTURAL: Chad Denby, Jane Garton, James Hayslett, Laurie Jacobson, Sue Lance

BUDGET: Patrick Moctezuma, Bill Freels, Sue Lance, Chad Denby

BYLAWS: Chad Denby, Jean Weeks, Laurie Jacobson, Patrick Moctezuma

FUNDRAISING: Jean Weeks, Patrick Moctezuma

LAKES and DAMS: Laurie Jacobson, Patrick Moctezuma, Chad Denby, Bill Freels

NEWSLETTER: Chad Denby, Laurie Jacobson, Bill Freels

ROADS: Chad Denby, Sue Lance, James Hayslett, Bill Freels, Laurie Jacobson

WEBSITE: Chad Denby

COMMUNITY REGULATIONS: Chad Denby, Laurie Jacobson, Sue Lance, Patrick Moctezuma

CALL TO ORDER: 7:00 pm

GUEST(S):

- Philip Alcock
- Richard Clemons
- Rick Harper

APPROVAL OF PREVIOUS MINUTES

Motion Forward: Sue; Seconded: Patrick, Motion Approved by all

COMMITTEE ISSUE

Laurie mentioned that we need at least 2 other board members on the Lakes and Dams Committee. Chad and Bill will be added to that committee.

TREASURER'S REPORT & APMS FINANCIAL REPORT

- SunTrust \$ 17,700.05
- Alliance \$113,844.07
- Reserve \$154,841.54
- The bulk of our funds have now been moved into the Reserve fund

ROADS REPORT

- Chad brought in some Entrance signs for us to see which were quite nice. Very excited to get signs in place. This will be set up in 3 phases, first is to get the entrance signs up so we can get the Sheriff's office to issue tickets for speeding and other violations. Still working out the cost for installation.
- Road Signs: Big project. Bill is still collecting information. Also still working on final cost for wood and metal posts. Some signs will be removed permanently and then we need to decide how many to put up.
- Maco installed the needed guardrail on W. Daffodil where road was repaired and did an excellent job. They went above and beyond our expectations. The bill was \$1800 and recommended we go ahead and pay that. Jane made the motion and Bill seconded it; approved by all.
- Chad is working on chart and issues with culverts brought about from the last storm.
- Plans are being formalized for the road re-paving and SL Williamson is still willing to be flexible on the payments for paving. Because of unexpected costs due to storm damage, existing plans for paving need to be altered. Chad is working on what roads to propose for paving and some may have to wait until next year.
- We are still collecting bids for brush-cutting 6ft back from roads and 12ft up. Current plan is to brush-cut entire Community for safety reasons, and maintain brush at that level. Going forward, we ask homeowners to please be diligent in keeping the edges of their properties trimmed of brush for the safety of all commuters.

ARCHITECTURAL REPORT

- Jane has volunteered to help with the community inspections.
- Andrea is getting door hangers for owners that have violations. Jean, Chad, Philip and Laurie have volunteered to hang those at certain homes with violations, especially those homes with gravel spilling from their driveways onto the roads.
- Still waiting to get the final word from the lawyer on new rules and then Laurie said she would send out to the board members.
- Tony Davis has been sited for violation of silt fence on new building lot.

BUDGET COMMITTEE REPORT

- There is a meeting scheduled with Robert Small from Alliance Bank regarding the possibilities of a loan to repair the dams. The Budget Committee will meet following that meeting.

LAKES AND DAMS REPORT

- Beaver watch is on hold till fall at Dam #1 (see if he/she finds a mate)!!
- Andrea to fill out conditional certificate forms on the Dams and send to the State along with a check.
- Andrea trying to get with FEMA for flood plain survey.

NEWSLETTER

- Laurie proposes to have the newsletter ready once the rules are finalized.
- We are obligated to accept ads from all those homeowners who wish to place one.

WEBSITE REPORT

- No report

BYLAWS/LEGAL REPORT

- Andrea is scheduled to be in court for the Warrants-in-Debt on July 26. We hope for much success.

OLD BUSINESS

- Laurie spoke with Larry Lamb and hoped that will set up a line of communication with him. It was decided that we would still send a letter to try and obtain information regarding water, infrastructure, etc. Patrick waiting to hear from the state regulator re: water issues and will also contact Rapidan Service Authority regarding same.
- Still need to meet again with Greg regarding the school bus stops.

NEW BUSINESS

- Need committees to review and vote on new Committee Rules and Regulations as soon as we get feed back from lawyer.
- Brush -cutting will be paid by the Association going forward. Hopefully once this is completed we will only need to do this once a year to maintain.
- A proposal was made that the brush -cutting be a budget item. Motion forwarded: Patrick and seconded by Laurie. Motion approved by all.
- Patrick to work on updating contact information within the Emergency Action Plans.
- Patrick's wife and Laurie will meet regarding community yard sale.

Next HOA Meeting Tuesday August 15, 2017

ADJOURNED: 9:00 PM

Open Forum to discuss the guest homeowners' concerns