

TLOA

Board of Directors Meeting Minutes: 5/16/2018

[Updated: 5/25/2018, Approved with 5 votes]

PRESENT: Chad Denby, Patrick Moctezuma, Sue Lance, Melanie Morris, Jean Weeks and Jane Garton

CALL TO ORDER: 7:05 pm

GUEST(S):

- Roger Thomas – homeowner
- Linda Thomas - homeowner

APPROVAL OF APRIL, 2018 MINUTES: approved on May 8, 2018 with 6 votes

FINANCE:

TREASURER'S REPORT:

1. SUNTRUST: \$ 3,169.75
2. ALLIANCE: \$ 45,739.26
3. RESERVE: \$240,404.18

There is a need to have more funds available in the SunTrust account so we will have Terry move \$3,000 to that account on a monthly basis in order to have sufficient funds for paying future invoices.

Recent legal actions: (1) Cherry Hill properties are under foreclosure. Notices received from Shawn Gregg, Attorney. When property goes to auction, it is unlikely that there will be any funds left to apply to their debt with the HOA. Court case against the HOA by homeowner has been dismissed and discrepancies have been cleared. (3) We will have court continue cases where homeowners have set up payment plans. Should they not follow through, then we will proceed for judgment.

Status of loan application is still in review by loan officers are very optimistic for approval. Underwriters have approved the first step and Patrick had a conversation with Patty (underwriter) and explained the process of our debt collection. We hope to hear from the bank on approval by the end of the week. A rider to our liability insurance policy will need to be put in place per loan requirement.

We will need to have a finance committee in June for planning for the following year, 2019. Budget based on receivables without an increase of assessment.

ROADS REPORT:

Gate will be repaired by this weekend at the Lake #2 access road. We are in the process of cleaning culverts, which should be completed soon and when completed the brush clearing will begin.

Road committee will have meeting to talk about plans for upcoming roads to be re-paved and if budget allows, we may be able to include some additional roads. Chad is waiting on bids from SL Williamson and Fox. Roads will be checked for damage and if due to poor work or "nature". Dandelion was

damaged by some type of vehicle (truck)? Hopefully if some areas are due to poor work, then additional paving could be done at no extra cost.

We are also looking at the additional signs whether be simplistic or a little more elaborate. It was discussed that we may need to add additional signs to deter speeding, no parking, etc.

Chad and Patrick are planning a meeting with the schools Director of Transportation regarding the buses and pickup areas in trying to find ways to eliminate parking on the side of the roads creating safety issues.

Speeding is a big issue and Patrick plans to ask for a report from Sheriff Smith as to how often they have patrolled in our area to check for speeders, especially when complaints have been called in to the department.

LAKES AND DAMS REPORT:

Pam was not available for report but reported by text the next day:

Status of Dam 2 Engineering Plans: we are expecting the Engineering plans for Dam #2 from Dan Hamric with Ruckman Engineering this week. She has emailed Dan again to reiterate our need to get these plans so we can move forward.

Status of Contract with Bander Smith: Pam has communicated with Cameron Smith at Bander Smith and as soon as he has the plans from Ruckman Engineering he will generate the contract and get it to us asap.

Status of lake permits and certificates---at this time all permits and certificates are up to date.

COMMUNICATIONS:

We are looking into new software for being able to have conferences with video screen sharing, instant messenger, etc. and found "Zoom" to be viable at a cost of \$15/monthly. Motion to get Zoom by Jane Garton, seconded by Melanie and approved by all.

Newsletter to be set up in PDF and those who volunteered for articles need to get to Pam who is getting the format set up by end of May. Paige looked into cost to prepare and it is 15 cents per page. Would like to have these out by the end of June.

Status of Facebook account: Pam has agreed to help Chad set this up and finalize the logistics and making it public, but no comments can be made and hope it will help direct more people to the website link. We had 206 visits to website.

RULES & BYLAWS:

May 29 there is to be a Rules and Bylaws committee meeting using Zoom. Review and make rules then bring to Board for approval.

We are planning a public meeting for June 26th at 7pm at our office in Stanardsville for input on the rules.

Independent violations will be fined by the 4th letter. \$50 for each violation.

SPECIAL PROJECTS:

Jean will proceed setting up for a pick-up for large unwanted items such as furniture, mattress, other items that the trash people will not take. Cost is \$300 for one large truck and we could start with doing this one time a year. The HOA will be providing this service.

Community yard sale will hopefully be held in August before school starts. We will need to look into getting signs made and placed at strategic locations, ie: along road, intersections, etc. Paige to check if any type of liability insurance will be needed and how other communities have handled doing this.

OLD BUSINESS:

The Thomas's came in and we discussed the mix-up on the timeline of painting the barn. Apology was made for this and all is well.

NEW BUSINESS:

Discussed a request for leniency by homeowner on delinquent fees. He is to get together more papers regarding what has been paid so far. We could consider waving fees once he is caught up, violations taken care of by June 2nd. As of now, court case will be continued.

Lot in Twin Lakes owned by Cherry Hill Investment Corp. (H-1) is going into foreclosure and will put up for auction. Since this is not a buildable lot it could have other benefits to the HOA as a possible bus stop area. We will research development possibilities. Sue to check with Dan Mundie on other issues.

Open Forum, Q & A:

Mr. and Mrs. Thomas also brought to our attention about people parking in front of house and drive way waiting on others such as kids getting off bus at Petunia or waiting on others to meet them as a point. Also Mr. Thomas will not be able to trim the bank next to the road for safety reasons. We will have a landscape crew take care of that since it falls in the area of keeping side of roads free of brush. Also wanted to make a complaint about vacant house next to them not being taken care of and brush and trash building up and growing grass.

ADJOURNED: 10:10 PM