

Woodland Pond Phase II HOA Quarterly meeting: 17 Dec 2018

Agenda Discussion Points/Minutes

1. Welcome and call to order: 7pm

2. Establish Quorum: Fred Sundstrom, Dorinda Davidson, Ted "Doc" Holliday, Lewis Mustian: present; Aubrey Tarkington absent

3. Approval of the Minutes (Oct 8 meeting): reviewed on line and on the WP HOA website: Ask for Motion and a second to approve: Doc Holliday made the motion to approve, Dorinda Davidson - 2d: Minutes approved

4. Reports a. President: **Easement Cutting and increasing assessments:** In response to the letter from the Board asking if homeowners would agree to an increase in assessment to cover the cost of "easement cutting", 59 Homeowners responded 54 – "no"; 4 – "no with cmnt": recommendations which would include cutting up to 6 HO lots with Association funds; 1 – "yes" for "their" easement, **VDOT answer on cutting easements:** VDOT cuts Beach and Nash 2-3 times a yr, and does not normally come into HOA areas, Dominion and VDOT "expect" HO to maintain the easements on their lots. **Christmas decorations** (Thanked volunteers for helping: Board & Laurene and Bob Rough) and intend to buy more for next year, **Landscaping** (splitting the contract between the maintenance and flowers – A&N to continue maintenance and in discussions with Estate Care for flowers), **HOA Open space** maintenance – comment here that we had been deeded a piece of property by Midlothian Enterprise that we didn't know about at the end of Brant Hollow Ct.

- b. Treasurer: a/o Dec 1: **Operating Budget:** ~\$6,600 remaining a/o 30 Nov: Average expenditure of Operating monies per month is ~ \$2500; Dec bills remain for Management, Landscaping, misc. and Utilities; expect to have ~\$3000-\$3500 at EOY **Reserve:** \$29,836.76

5. Old Business: Presented in the President's report: Easement cutting, VDOT/Dominion support, Christmas decorations, Landscaping, Open Space Maintenance

6. New Business: Assessment: \$170 for 2019, new Board members (need 1 to replace Lewis Mustian)

7. Member Voice:

a. there is a tree down at the end of the Brant Hollow Ct drainage. Will we remove it? If it needs to be removed, a homeowner would like to do it. Homeowner can remove it and use the firewood

b. Comment: "just paid my annual assessment, Payee name is too long, can you shorten the name? Agreed on WP HOA 2 or a similar abbreviation but the correct account # must be shown

8. Next Meeting: March 18, 2019 Annual Member Meeting – Clubhouse

9. Adjournment: 7:40pm