

WPHOA P2 Annual Meeting Mar 18, 2019

- I. Welcome and Call to Order – President (7:00pm)
 - a. Introduce current Board - thank Lewis for his work on the Board
 - b. Thank all attendees for coming to the meeting

- II. Quorum Certification
 - a. Lee Ann/Michelle: 50 Proxies and 15 Homeowner attendees; we achieved the 20% Quorum requirement (42 lot owners)

- III. Proof of Notice of Meeting
 - a. Lee Ann/Michelle: Receipt of the proxies and attendance verifies that the Proof of Notice was sent and received.

- IV. Approval of the 2018 Annual Meeting Minutes: Highlighted the key points and motion to approve:
 - a. Landscaping contract, Fence painting, Lakefront issues, ARC standard, Road ruts, Car/garage security, street lights, combining HOA:
 - i. Prior to approval, one homeowner asked about Street lights and how to get one on his cul-de-sac, after a short discussion with the Board and ACS reps he agreed to meet after the meeting with the President and discuss. Info on the County procedures emailed and discussed with homeowner.

Motion made by: Lewis Mustian seconded by: Doc Holliday:
2018 Annual meeting minutes were approved:

V. Reports

A. President's Report:

- a. Landscaping: A&N + New landscaper (Estate Care starting in Apr for Nash Road entrance flowers, shrubs and bushes (3 seasonal rotations of flowers) and A&N for mowing for the entrance and Common Areas A & B

- b. Annual assessment/dues
 - i. \$5 increase for 2019 IAW CPI allowed by the Covenants to cover increase in Landscaping costs
- c. Christmas Decorations
 - i. will continue to buy additional lights and decorations; thanked Bob and Laurene Rough for their help
- d. Road ruts (again)
 - i. asked for help from homeowners to identify: A&N contacted to repair & seed
- e. Lake issues affecting P2 residents:
 - i. restated that we will not be sending an assessment to Phase II homeowners, those will be sent by the Lakefront Assoc to those Lakefront homeowners who are also Phase II
- f. VDOT spt. for paving and easement cutting:
 - i. Call: VDOT will respond to homeowner complaints, maybe not the next day but they will respond

B. Treasurer/financial Report; Lee Ann/Michelle:

- a. Operating Acct.: \$24,561.03 Reserve Acct.: \$34,888.31
- b. Total Available to the Association: \$59,449.34

VI. Introduction of Candidates:

- a. all volunteers – thank Lewis for his work on the Board
- b. Candidates:
 - Fred Sundstrom
 - Aubrey Tarkington
 - Dorinda Davidson
 - Ted “Doc” Holliday
 - Susan Houston* - new
- c. Voting Results: Motion to approve made by Gil Hawks and seconded by Chuck Leggett – all proposed Board members approved for 2019 Board of Directors

VII. Old Business

a. Easement maintenance:

- i. Background: Homeowner refused to maintain his lot as there were VDOT and Utility easements which were not his property,
- ii. Covenants: homeowner will maintain his "lot" includes the easements,
- iii. VDOT/Utility position: "no" we don't come into subdivisions - "expect" home owners to maintain,
- iv. HOA survey: 98% "no do not raise assessments to cut his easement",
- v. legal opinion he should maintain his lot as he agreed to abide by the Covenants, however there is a "nuance" because his lot contain a VDOT RoW
- vi. MEI memory: intent of covenants: homeowner maintains
- vii. Way Forward: Letter to homeowner

VIII. New Business

- A. Vote on IRS ruling – Lee Ann explained the "why" before the vote: either pay taxes on the funds left over from last year, put into Reserves, return \$1900 to the 210 homeowners
 - i. Comment from President: return will be approximately \$6.00 per homeowner/lot owner;
 - b. Motion made by the President to move the excess to the Reserves, Second by John Berube
 - c. Motion approved and 2018 excess will be moved to the Reserve funds

IX. Member Voice/Open Discussion

- a. Shoosmith odor issue and HOA involvement
 - i. Class action lawsuits not allowed in Va.
 - ii. Homeowner action:

- iii. HOA has put the Shoosmith Odor Complaint link and the Petition links are on the Phase II website for use <http://www.woodlandpond.org/>
- b. Street lights: see para IV a. i.

X. Next Meeting: June 10, 2019 location: TBD

XI. Adjournment 7:42pm