

January 2010 HOA Minutes

January 6, 2010

Members present: George Jobson, Bob Bush, Michele Lewis, Kristine Lattimer, Lisa Goatley, Shirley Williams, Mike Peterson, and John Lewis.

Members absent: Mike Saffle

- 1) The meeting was called to order by Mike Peterson at 7:09 pm.
- 2) Mike welcomed the new board members: Kristine Lattimer and Michele Lewis.
- 3) John Lewis provided an update on details regarding the playground which was approved by a majority vote of homeowners at the December annual meeting. John has contacted the company and the equipment order has been placed. John has also researched loan options from various banks, including Stellar One, Wachovia, and Bank of America. The board agreed for John to secure a loan from the bank that provides the lowest interest rate, preferably below 7%. George Jobson made a motion for John to proceed with securing a loan, Kristine Lattimer seconded the motion, and the motion passed unanimously.
- 4) John Lewis presented a draft cover letter of the dues notice. Board members made suggestions regarding clarifications to the letter, including a statement that contributions to the playground fund are tax deductible. The tips and reminders note from the annual meeting will also be included in the dues notice.
- 5) A discussion was held regarding delinquent dues from 2009 from one homeowner. John has drafted a letter to the homeowner. The board approved sending a letter to the homeowner.
- 6) A discussion was held regarding the pros and cons of establishing an initiation fee for new homeowners. The issue was tabled for later discussion.
- 7) The board requested a review of the liability insurance and John will contact the insurance agent and request that he attend a board meeting.
- 8) Lisa Goatley attended the Town Planning Commission meeting on 1/5/10 regarding the proposed Mountain Breeze Development and spoke on behalf of Wyatt Farm. She provided an update of the history of the proposed development. The Town Planning Commission unanimously approved the two CUP's that were requested by the developer. The proposal will be voted on by the Blacksburg Town Council at their February meeting.
- 9) Mike called for the election of officers for the board. George nominated John Lewis as treasurer, Kristine seconded, and the vote passed unanimously. Lisa nominated George for president, Shirley seconded, and the vote passed unanimously. Shirley nominated Lisa for secretary, Mike P. seconded, and the vote passed unanimously. Lisa nominated Mike for vice-president, Shirley seconded, and the vote passed unanimously.
- 10) The minutes of the December HOA meeting and the December Annual Homeowner's meeting were presented for review. Mike moved to approve the December HOA minutes, Bob

seconded, and the motion passed unanimously. Shirley moved for the approval of the Annual Meeting minutes, Kristine seconded, and the motion passed unanimously.

- 11) The board approved the donation of \$50 to BCF for graciously allowing Wyatt Farm the use of their facilities for the annual homeowner's meeting. The money will be used from the funds approved at the December HOA meeting for babysitting that was not used.
- 12) The next meeting was scheduled for February 2, 2010 at 7 pm at Lisa Goatley's house.
- 13) The meeting was adjourned at 8:49 pm.