

WYATT FARM HOMEOWNERS ASSOCIATION
BOARD MEETING
October 28, 2008

Board members present:

Tom Rubenstein, President
Lisa Goatley
George Garrott
Bob Gogal
John Lewis
Mike Saffle

1. The Board voted unanimously to elect Mike Saffle to the Wyatt Farm HOA Board of Directors. Welcome, Mike! Discussion continued regarding the need for several additional new members in the near future when some existing members leave for various reasons.
2. Treasurer John Lewis presented the status of 2008 expenses and a draft 2009 budget. The Board discussed and modified the budget values in various categories. John will prepare an updated version for discussion at the annual HOA meeting on December 2.
3. Bob Gogal led our ongoing discussion of the Wyatt Farms Commons project. A final decision was made to focus our Phase 1 resources on the pavilion and wait until the spring to improve the topsoil and additional plantings. The pavilion will be a low-maintenance, timber-truss structure capable of housing two large picnic tables. Construction will begin in November and hopefully will be completed before the end of the year.
4. Tom Rubenstein reported that he is waiting to hear from Progress Street Builders regarding their promised "matching funds" contribution to the Wyatt Farm Commons project.
5. Lisa Goatley has made progress collecting the needed signatures to finalize the consolidated covenants. She hopes to have that process completed by the next meeting.
6. The 2008 HOA annual meeting will be held at the Blacksburg Christian Fellowship building adjacent to Wyatt Farm on December 2 at 7:00 PM. All Wyatt Farm homeowners are encouraged to attend. A short Board meeting will be held right after the annual meeting.