

WYATT FARM HOMEOWNERS ASSOCIATION
BOARD MEETING
October 7, 2008

Board members present:

Tom Rubenstein, Pres
George Garrott
Bob Gogal
John Lewis
Lisa Goatley
Dave Hudgins

1. The repair and restoration of the neighborhood board fence is well underway. The original estimate for this contract was \$ 3000.00 there is a possibility that this cost may be exceeded because of the high number of boards that split when they are removed to facilitate replacement of an adjacent board.

2. We have received estimates for seeding and fertilizing the proposed neighborhood recreation area at the intersection of Vinyard and Hardwick. One landscaper has recommended addition of topsoil to this area before we seed it. This seems logical to do before we construct a picnic pavilion or gazebo in that spot. However, the extra cost of topsoil will prohibit full landscaping of all the trees planned in that area but will still allow accenting plantings adjacent to the pavilion/gazebo. There will be money available next year to pay for completing the tree planting.

A second estimate for a maintenance-free picnic pavilion is being considered. This estimate is for an all-wood, low maintenance "timber-truss" construction. It would be approximately the same size (12 x12) and its wood construction may be more aesthetically acceptable to neighborhood than a vinyl structure.

3. The December 2 date for the 2008 HOA meeting was confirmed and the Blacksburg Christian Fellowship has agreed to allow us to use their facilities for the meeting. The meeting will start at 7 PM. The HOA by-laws require that an official notice be sent to all Wyatt Farm homeowners via US post one month prior to the meeting.

4. The wording of two NO TRESSPASSING proposed signs for the pond was discussed. The proposed text on both signs was reviewed and the wording acceptable to Blacksburg Parks Department. One sign will be placed on or near the dock and the other sign on a post near the walking trail leading to the pond.

5. The HOA Board is facing a serious need for replacement board members. Dave Hudgins, Tom Rubenstein, and George Garrott's terms expire this year. Bob Gogal is moving in January, Debbie Novak has moved and Jerry Goldschmidt is resigning because of his workload. That's seven board members to replace! Michael Saffle and Robert Bush have previously expressed interest in serving on the HOA board and they will be nominated at the Dec 2 annual meeting. But we still need 5 board members. The neighborhood Architectural Standards Committee appears to have vanished. The three members who started this year are no longer willing to serve. All board members are encouraged to talk to their neighbors and recruit some additional candidate board members.

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6. We still have a number of homeowners who did not submit their ballots on the consolidated covenants. Currently, we do not have enough to votes to either approve or reject the proposed consolidated covenants.. It has been almost a year since this issue was first presented to the neighborhood for consideration the board needs to reconcile the record of whom and who has not voted. The board will be contacting these neighbors and encourage them to vote so that the December 2 annual meeting may close this issue.

7. Next HOA Board meeting will be October 28 at Tom Rubenstein's.