

Wyatt Farm Homeowner's Association

March 3, 2009 Meeting

Minutes

Members present: Tom Rubenstein, George Jobson, Bob Bush, John Lewis, Lisa Goatley, Dennis Sossi, Mike Peterson, Bob Gogal

Members absent: Mike Saffle

- 1) The meeting was called to order by Tom Rubenstein at 7:10 pm.
- 2) Bob Gogal attended the meeting on-line through Skype. Bob provided an update on the progress for the pavilion for the Commons area. Bob has received an estimate for \$15,000 for a pavilion which is over the budgeted amount. He is requesting additional bids. The landscaping will begin on the surrounding area in the spring and will be done by Joshua.
- 3) Joshua is contracted for the bush hogging of the green space for three times: in approximately June, July/Aug, and Oct/Nov.
- 4) Tom expects that the new covenants will be registered with the Town of Blacksburg by next week.
- 5) Tom is continuing work on researching the possibility of having the three parcels of the common area combined into one parcel.
- 6) John Lewis has received all but nine of the homeowner's dues. He will send out delinquent notices to the homeowners who have not yet paid their annual dues.
- 7) John has created an electronic version of the by-laws and has posted them on the Wyatt Farm website.
- 8) The cost of the realtor packet which includes a copy of the by-laws will increase to \$37 to be consistent with the by-laws which state that the fee is 15% of the annual dues.
- 9) John and Mike Peterson went to the bank and signed signature cards for access to the safe deposit box.
- 10) John will place a copy of the by-laws and the insurance policy in the safe deposit box.
- 11) The financial review of the records is in process. The auditor has suggested that the HOA file Form 1120H for non-profits. Tom will follow up on this.
- 12) The next meeting of the HOA is scheduled for Tuesday, March 31 at 7 pm at John Lewis' house.
- 13) The meeting was adjourned at 8:25 pm.