

WYATT FARM HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2008

Board members present:

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

1. **Cemetery maintenance:** The HOA treasurer (John Lewis) reported that he had received a check from John Wilson for the maintenance of the walled-in family cemetery on Birchleaf Lane. The cemetery was unilaterally transferred to the HOA when the development of Wyatt Farm was completed. Maintenance of the cemetery is not a significant cost, consisting mainly of weed control, mowing, etc. Cemetery maintenance costs will be tracked separately so that additional funds could be requested from the Wilson Family in the future.

2. **Wyatt Farm pond maintenance:** Repair of the dock including replacement of the railings and decking are complete. The contractor did an excellent job on this project in which he used “tamper-proof” fasteners and subtle construction details which should make the repeat of previous juvenile vandalism of the dock more difficult. The total cost for the rebuild of the dock was approximately \$ 2053.00.

A discussion of the apparent increased number of non-wyatt Farm residents who are fishing at the pond ensued. These neighborhood visitors are parking on Hardwick St. that has the potential for traffic congestion. There is also the likelihood of future refuse and discarded trash, and even a risk legal liability to the HOA for accidents. Another concern expressed was the uncertainty of strangers congregating in an area that is also popular with Wyatt Farm children. The Board agreed to investigate and install appropriate “NO TRESPASSING” signs near the pond’s access points stating that the pond is for exclusive use of Wyatt farm residents and their invited guests.

3. **On street parking:** Automobile parking in front of residents home is legal but the covenants were written to discourage routine and long term parking as a routine practice to ensure Watt Farm’s open and uncluttered streets. A quick drive through nearby neighborhoods illustrates the effect of lots of automobiles parking on a narrow street. Of course out-of-town guests are free to park in the street, but the Board feels that if their stay is going to extend longer than 10 days other parking arrangements should be made.

4. **Consolidated covenants:** Lisa Goatley requested a list of neighbors who had not voted for either approval or disapproval of the proposed consolidated covenants for the purpose of contacting them to solicit their Yea or Nea vote. Wyatt Farm currently has 6 different versions of covenants making their interpretation and enforcement unnecessarily difficult.

5. **Architectural Standards Committee:** The current membership of this committee was reviewed. Jerry Goldschmidt is chairman of this committee and Dave Kuchinski (confirmed) are existing ARC members. There is one vacancy which needs filling.

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6. **Community recreation area:** Bob Gogal reported he had received estimates for a semi-circular gravel path connecting the existing paths along Hardwick St and Vinyard Ave. to define or “enclose” this area. The immediate plans also call for landscaping, planting several trees, the and construction of a gazebo. Some of this work will be paid for by the \$ 1640.00 matching funds donated by Progress Street Builders which was added to the \$ 1640.00 voluntary contributions made by Wyatt Farm Neighbors when they paid their 2007 HOA fee. This recreation area will be further developed to include playground equipment, benches and ancillary park items and possibly a second gazebo will be added as available funds permit.
7. **Common area fencing:** The existing fence belonging to the HOA has several boards that require replacement and the entire fence needs painting. Bob Gogal agreed to solicit an estimate from a contractor to repair and repaint the entire board fence.
8. **Neighborhood website:** John Lewis was authorized to register a URL for an official Wyatt Farm website. This website will be used to promulgate neighborhood news and events and eventually add links to neighborhood covenants and similar information of neighborhood interest.
9. **Annual HOA meeting:** The next annual meeting for the Wyatt Farm Homeowner’s association is scheduled for December 2. George Garrott agreed to check availability of the Blacksburg Christian Fellowship building as a venue for this meeting. There are three current Board members whose terms expire with the December annual meeting and there is an additional unfilled board slot left by Tom and Debbie Novak’s relocation.
10. Tom Rubenstein concluded the business meeting with the announcement that the adjacent church, Blacksburg Christian Fellowship, had completed their current expansion and had done a commendable job in addressing neighborhood concerns regarding landscaping adjacent to our common area.. The dam reconstruction of our pond turned out better than expected. He said he has expressed his appreciation to the church leaders and encouraged other Wyatt Farm residents do the same.