

WYATT FARM HOME OWNERS ASSOCIATION

2007 Annual Meeting Minutes – November 29, 2007

The 2007 Wyatt Farm Home Owners Annual meeting was held at 6:30 PM at the Blacksburg Tried Stone Church Church. Representatives for 23 of the 100 residences (including the board members) attended the meeting. The attendance list is noted on the attachment named 2007 HOA CON COVENANT VOTE SUMMARY.

The board members present at this meeting were:

Tom Rubinstein- President
Joanne Neely
Bob Gogal
Jerry Goldschmidt - Architectural Review
George Garrott – Vice President
Ron Flanary – Secretary
Dave Hudgins
Debbie Novak
Dave Kuchinski
John Lewis- Treasurer

Tom opened the meeting encouraging everyone attending to provide input to the board to help provide direction for the board.

Tom then mentioned that Progress Street Builders has offered to match any funds voluntarily contributed to the HOA by HOA member up to \$2000.

The meeting was then handed over to Bob Gogal to provide an overview of the landscaping activities that have occurred in Wyatt Farm of '07 and to review some tentative plans for the future.

Landscaping:

Bob listed a number of items that have occurred during '07. Some of the items mentioned were:

- Tree pruning along Main Street and Vineyard
- Removed a damaged Bradford Pear Tree
- Removed a dead white pine near Tried Stone Church
- Repaired the sidewalk on Vineyard
- Planted Spruce Trees along Vineyard
- Landscaped the Islands along Vineyard

The consensus of the attendees was that the landscaping in general was the best it has been since the neighborhood was established.

Bob also discussed a proposed concept for the common area between Vineyard and Hardwick. He reviewed a plan showing an extended walkway and three gazebos along with picnic tables in this area.

Sarah Woolsey inquired about the feasibility of installing a playground in along the proposed extended walkway.

The board replied that this request has come up in the past and one concern regarding this was liability. The board will investigate the costs to insure the HOA against such liability.

Tom mentioned that if someone would like to have a playground it would be helpful for someone in the neighborhood to generate a proposed plan for the playground to further the playground agenda.

Rudy Emmel requested consideration of restricting usage of some areas (such as the pond area) to only Wyatt Farm homeowners. The purpose of his request was to minimize vandalism and to better ensure that pet owners clean up after their pets. Rudy felt that the vandalism and pet issues in the neighborhood are primarily caused by non-Wyatt Farm residents.

Tom replied that many of the areas in Wyatt Farm (such as parts of the walking trail) were partly paid for by the town of Blacksburg. As a result these areas are considered public areas and the Wyatt Farm HOA does not have any right to restrict access.

The Board agreed to look into what options exist to address Rudy's concern.

Rudy Emmel also asked if the 6 stop signs along the trail which obstruct one's view can be removed.

Joanne Neely mentioned that she felt these signs were requested by the HOA for Safety purposes.

The board agreed to look into this to better understand this situation.

Tom asked the group if everyone felt there were enough Oak trees along Main Street or should more be added. The consensus of the group was that Oaks should be left as it without adding more.

A question regarding what happened to the masking of utility boxes in the neighborhood come up during the landscaping discussion. It was thought that plans for masking these boxes were at one time approved and nothing occurred. The board agreed to look into this situation.

BCF Expansion Overview:

Tom provided a general overview of the current plans for the BCF expansion. Highlights of his overview are noted below:

- BCF helped to fund the dam at the pond.

- Current plans are to complete the current phase under construction by the Feb/March timeframe.
- BCF is planning to plant some trees between the BCF/Wyatt Farm border in the spring
- Light type planned will be the same as that currently used by the Blacksburg New School except with a reduced lighting density.
- The lights will only be on when needed
- BCF is planning to move the trees from the initial plan to improve their function as a visual barrier between Wyatt Farm and BCF. BCF is currently awaiting approval for this plan change by the Blacksburg Town Council. The final vote by the town is scheduled for 12/11.
- There is another building phase planned by BCF (Phase 3), but the timing of it is currently undetermined.
- Tried Stone also has plans for expansion in the future, but there currently is no activity toward expanding.

North Main Development Plans:

A discussion regarding development of the property directly across from Wyatt Farm was mentioned, but currently there is not activity. This area is currently zoned without high density housing, but could be rezoned to allow for this change.

Tom advised everyone to pay attention to any rezoning changes of this nature to make sure everyone stays abreast of any developments in that area.

Consolidated Covenant:

Tom mentioned that Wyatt Farm is comprised of 9 sections having 6 different covenants. While they all largely similar they are different enough to be different, hence the need to establish a consolidated covenant.

During the 2006 HOA meeting there were a number of concerns regarding the consolidated covenants which have been addressed in the 2007 proposed consolidated covenant.

The proposed 2007 consolidated covenant was designed to have minimal changes which are primarily:

- Satellite dish requirements
- Approved house exterior work must be performed within one year of approval
- Provides more detailed rental property expectations

The proposed 2007 consolidated covenant was reviewed by a local attorney to ensure its integrity.

The board must obtain 75 votes to put the consolidated covenant into effect. During the meeting the board obtained 28 votes (26 votes for the consolidation and 2 opposed). Now the board plans to visit each house in an attempt to get the additional 49 votes needed to put the consolidated covenant into effect.

Budget Review:

All present HOA members were given a copy of the 2008 budget. John Lewis provided an overview of this budget and how it compares to previous years. Some highlights from John's overview were:

- 2007 Mowing was down significantly due to the dry weather.
- 2007 landscaping included a ~ \$4,500 tree pruning bill which will not reoccur in 2008
- Fence repair is added to the 2008 budget which will only occur every 5 or so years
- A fiscal review of the HOA books will take place in 2008 by a CPA
- The 2008 budget does not include any monies voluntarily contributed by the HOA members nor any matching funds from Progress Street Builders.
- \$8,000 will be transferred into a capital account to increase its interest bearing ability.

John indicated that the new dues for 2008 will be \$250 (a \$35.00 increase over 2007). In addition the board encourages all HOA members to voluntarily give toward the common grounds project (the project at the corner of Hardwick and Vineyard as discussed by Bob Gogal). John reminded the group that Progress Street has offered to match all fund voluntarily given to the HOA up to \$2000. A \$20.00 contribution from each HOA member would result in Progress Street donating the maximum amount they have offered (\$2000.00).

During discussions there was some confusion regarding HOA member's responsibilities for snow removal. This is specific to sidewalk areas that run in front of member's houses. The Board will look into who is responsible for what areas and communicate the findings to the HOA members.

BOD Meeting:

Immediately after the HOA meeting was closed a quick BOD meeting was held.

All of the BOD members with the exception of Bob Gogal were present for this meeting.

The primary purpose of this meeting was to establish plans for the outgoing board members and to establish a position regarding a potential rental request in the neighborhood.

Board Member Election Activity:

There are three board members (Dave K, Joanne N, and Ron F) whose term expires at the end of 2007.

A potential new members (Lisa Goatley) expressed interested in becoming a member of the board. She was voted onto the BOD. Since this left the board one seat short Dave agreed to stay on the BOD for an additional year.

Next the discussion extended to defining the 2007 BOD officers.

President: Tom agreed to stay on as president and was approved by the board. He emphasized that his plans could change in around July and at that time he may need to step down.

Vice President: George agreed to stay on as VP.

Secretary: Ron agreed to stay on a Secretary and was approved by the board for another year.

Treasurer: John Lewis volunteered and was approved by the board to remain as treasurer and as a board member.

Rental Request from 2209 Hardwick:

There is a request to extend the standard one year rental allowance granted by the HOA covenant to two years. This request was reviewed by the board and denied.

The next meeting is planned for 1/9 at Tom Rubenstein's residence.