

WYATT FARM HOMEOWNERS ASSOCIATION  
2008 ANNUAL MEETING  
December 2, 2008

The 2008 Wyatt Farm Homeowners Annual meeting was held at 7:00 PM at the Blacksburg Christian Fellowship, adjacent to the Wyatt Farm neighborhood.

Board members present:

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

1. Tom Rubenstein called the meeting to order and passed around a sign in sheet to note attendance. He noted that it was another great year in the Wyatt Farm neighborhood and pointed out key accomplishments such as the fence repair throughout the development, the ongoing landscape maintenance, and the (unplanned) dock reconstruction.

2. Bob Gogal presented a status report for the Wyatt Farm Commons project. He first summarized the planning stages conducted over the past two years in which feedback was collected from the HOA members and financial plans were made. The project has been divided into a minimum of three phases, spanning three years (2008-2010). Phase I would consist of the building of the primary shelter on the site. Phase II would add picnic tables and a large charcoal grill, as well as landscaping that included tree clusters, new topsoil and grass. Phase III, which is deliberately flexible at the moment, would consist of additional shelters or a playground. Plans for Phase III would be finalized as the first two phases draw to conclusion and more feedback is obtained from the membership.

Bob noted that Phase I was scheduled to be accomplished in the Fall of 2008, but that it had been delayed by issues related to the contractors and town permits. Plans also changed as the original plans for the timber truss structure of the shelter proved unwieldy. He said there was a chance that Phase I might still begin before the month was out, but if not that Phase I would be carried over into 2009. Bob invited everyone to look over the plans that he had displayed on posters and to continue to provide feedback. Several attendees asked questions and generally praised the plans for the project.

3. Tom Rubenstein reviewed the need for a consolidated set of covenants, given that the neighborhood was developed in phases and that many phases had slightly different covenants. A single consolidated covenants document was drafted over a year ago and the process began to obtain the three quarter majority approval of the membership needed to ratify them. Tom announced that finally, thanks to the efforts of Lisa Goatley going door-to-door in the neighborhood, the final needed signatures had been obtained. The Board members would finalize that process at their meeting immediately following the annual meeting.

4. Treasurer John Lewis presented a summary of the revenue and expenses from 2008 as well as the 2009 budget. He noted that the Board continues to have as a goal an annual surplus of at least \$10,000 to guard against unforeseen expenses. He noted the 2008 expenses did not reflect the \$7,000 planned for the Commons project, and said that money would roll over to 2009 if not spent in December. He also pointed out the expense related to the dock reconstruction, which had not been factored into the 2008 budget, and higher-than-planned mowing costs. These costs were offset by the

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unplanned \$3000 revenue provided by the Wilson family for ongoing maintenance of the cemetery on Birchleaf Lane. Overall, he said that factoring in the unspent money for the Commons project, the budget was balanced and we were set for a good 2009.

5. Tom Rubenstein opened up the discussion to any other issues. Among those mentioned were:
  - It would be nice to have an occasional speed check monitor to encourage people to slow down as they drive through the neighborhood. Tom mentioned that he's tried in the past to request that from the town without success, and would try again.
  - The runoff problem after a heavy rain seems worse of late through the common area behind Birchleaf lane. Someone suggested it might be related to new construction in nearby neighborhoods. The Board said they would keep an eye on the situation.
  - The newly reconstructed dock was praised again, followed by the comment that an evaluation of the pond might be helpful to see if the algae could be better controlled. It was suggested that the Virginia Tech Department of Wildlife and Fisheries might be of help.
  
6. Tom Rubenstein then discussed the need for new Board members. He announced he was stepping down as President and would officially be leaving the Board by the summer, but that he would stay on as Acting President for the time being to help with the transition. George Garrott said he would be leaving the Board as his term expires in 2008, but volunteered to serve on the Architectural Standards Committee. Tom noted that Bob Gogal would soon be leaving the Board because he was moving, and that other retirements over the past year were leaving the current Board in dire straights. After some discussion of the responsibilities, several people volunteered to serve. Tom said they would have an official (but short) Board meeting after the annual meeting to finalize the new Board of Directors.

Tom thanked the outgoing members of the Board for their service, and someone specifically thanked Tom for serving as President for several years, which was greeted with a round of applause.

7. Tom concluded the meeting, reminding the new Board members to stay behind.