

Wyatt Farm HOA Annual Meeting – Thursday, November 2, 2017

Board Member Attendees: Steve Banks, Ayman Karim, Mintai Kim, Ali Lisle, Michael Peterson, Suzanne Talarek

Maintenance and Projects: Ali Lisle reviewed these items:

- Mowing: Back to Nature is in the second year of a two-year contract to mow our common areas and along our walking paths. They also provide landscaping services at our front entrance on North Main Street, and on the circles.
- Pond: Solitude Lake Management was engaged earlier this year to remove the algae from our pond. They have greatly improved the appearance of our pond and eliminated odors from it. They monitor the health of our pond at least once per month.
- Playground: Rios Stone Masonry and Landscaping put down a new layer of playground mulch and some safety mats. The mulch looks much better, and playground safety has been improved.
- Trees: Rios Stone Masonry and Landscaping removed ten trees along North Main Street that were being killed by emerald ash borers, and ground the stumps. We currently have no plans to replace the trees.
- Paving the Path: Jennelle Paving repaved several areas of our walking path, mostly on the section of path adjacent to Tried-Stone Christian Center. Our walking paths are now ready for resealing, starting in 2018. Unfortunately, due to some miscommunications, we will not be using Jennelle Paving for the resealing.
- Fencing: The section of fence between Wyatt Farm and Blacksburg Christian Fellowship was painted by Wyatt Farm residents and students from the Big Event.
- Quarterly Newsletter: Initiated to keep our residents better informed.

Events: Ali Lisle reviewed these events from the past year:

- Neighborhood Yard Sales
- Easter Egg Hunt
- Big Event (fence painting)
- Annual Picnic
- Pumpkins at the Pavilion

Other Announcements:

- Home Closing Procedures for requesting documents: Please keep in mind that when you are buying or selling your home, the HOA needs several days' notice to provide documents for the closing.
- Board positions – there are currently several vacancies on our HOA board. Contact Ali Lisle at ali.h.lisle@gmail.com if you are interested in serving on the board.

Treasurer's Report:

- Proposed 2018 Budget – Suzanne Talarek reviewed 2017 expenditures vs budget, and presented the proposed 2018 budget. An increase in the annual HOA dues from \$360 to \$425 is being proposed. The increase is needed to fund long-delayed maintenance, and to build up a capital reserve. An increase of up to 20% per year is allowed by the HOA By-Laws.
- Capital Projects/Assessments – our HOA Board is building up a capital reserve, to be used to pay for major future maintenance items, such as replacement of the pavilion roof. We are doing this, so a special assessment will not be necessary in the future.

Feedback from Wyatt Farm residents:

- There was very little feedback on the Maintenance, Projects, Events, Other Announcements, and Treasurer’s Report items.
- A homeowner expressed concerns about speeding in Wyatt Farm, especially on Vinyard Avenue. Bumps in the S-curves on Vinyard, and a four-way stop at the intersection of Vinyard and Hardwick were discussed. Bob Bush and Shirley Williams agreed to form a committee to examine options and discuss the issue with the Town of Blacksburg.

Adjourn