

Wyatt Farm HOA Annual Meeting – Thursday, November 3, 2016

Board Member Attendees: Divya Amin, Steve Banks, Ali Lisle, George Garrott, Steve Kates, Michael Peterson, Suzanne Talarek, Dennis Sossi

Board Members Absent: Tina Savla

Call to Order

Introductions

Annual Activities: Michael Peterson reviewed the list of accomplishments this year, including:

- Continued fixed bid landscaping
- Tent Caterpillar/Dead Tree Removal
- Playground Mulch maintenance
- Easter Egg Hunt
- Yard Sale
- Continued Blue Bird Feeder program
- Christmas Decorations
- Advocating for safety improvements at the intersection of North Main Street and U.S. 460 Bypass
- Annual Picnic
- Fence Repair
- Storm water improvements around pond
- Initiated greater emphasis on maintaining our neighborhood's resources, including our walking paths and our pond

Treasurer's Report: Suzanne Talarek presented the current account and proposed budget

- Current Balance: \$15,942.16
- Annual dues will be increased from \$300 to \$360 per year for 2017
- Budget for 2017 projected at \$42,800.00
 - Increase due to path and pond maintenance, tree trimming

New Business and Discussion Items:

- Blacksburg's stormwater management fee is intended to pay for major future improvement projects, not our pond and dam.
- Erosion was reported on the slope above the path to the dock.
- Path maintenance – due to the cost, this item will require a multi-year approach, starting with those areas that have the greatest need. A homeowner proposed that the vendor (for example, Donnie's Driveways) offer a reduced rate on coating driveways when they are coating our walking paths.

- A homeowner proposed that students and young people be employed to mow the grass along our paths and in our common areas, instead of Back to Nature.
- Homeowners are reminded to keep trash and recycling carts out of sight when not on the street for pickup, and to not put dirt and grass clippings at the curb. An email to homeowners will be sent.
- The functions of the Architectural Review Committee are currently performed by the HOA Board. Homeowners should submit their improvement plans to the HOA Board.
- The Wyatt Farm Covenants currently forbid the installation of solar panels on structures in our neighborhood. However, advances in technology (for example, solar-powered shingles) may facilitate modification of the covenants.
- A homeowner noted that the rose bushes around the picnic shelter have thorns and pose a danger to toddlers.

Adjourn