

Wyatt Farm HOA Board Meeting – Thursday March 9, 2017

Call to Order: 7:05pm

Attendance

Attendees: Divya Amin, Steve Banks, George Garrott, Ayman Karim, Mintai Kim, Ali Lisle

Members Absent Mike Peterson, Tina Savla, Suzanne Talarek

Approve minutes from February 9 Board Meeting - Motion to approve by Divya Amin; seconded by Mintai Kim; approved by all board members present.

Old Business

- **Neighborhood News** – It was reported that skunks have been spotted in our neighborhood. Our HOA is not responsible for removing skunks.
- **Back to Nature contract** – An updated contract was received from Back to Nature on February 20.
- **Erosion on the slope northeast of our pond** – Mike Peterson will review at our next board meeting.
- **Front entrance lighting** – the lighting has been fixed on a temporary basis. An electrician has been requested to fix it on a permanent basis.
- **Google Docs** – Ali Lisle set up a shared folder on Google Drive for HOA documents, and provided instructions to board members on how to read, add, and change documents.
- **Wyatt Farm directory issue** – A homeowner reported they were not receiving email from the HOA. We migrated from another email distribution system to MailChimp in 2014; investigation showed the missing email address was not migrated to MailChimp; it was probably not in the old system either.

It has been determined the Wyatt Farm directory has errors in it – possibly quite a few. We rely solely on feedback from homeowners to keep it up to date. We are discussing the possibility of purging the directory next February, and requesting updated information with HOA dues notices.

New Business

- **Snow** – The HOA is responsible for removing snow from sidewalks where there is no house. Clif Smith has been hired to remove snow on an as-needed basis.
- **Trash** - We have received complaints about trash and recycle items blowing in and around Wyatt Farm. An email was sent to homeowners listing tips for minimizing this problem.
- **Pond Study** – A group of Virginia Tech students will be performing an analysis of the health of our pond this spring. There will be a presentation of their findings on May 2 at 2pm in Room 317A in Cheatham Hall on the Virginia Tech campus.
- **Treasurer's report**
 - HOA dues have been received from 95 of 101 lots. Emails were sent to delinquent homeowners.

- There are no big expenses this month, just usual water and power.
- We budgeted \$21,000 for the Back to Nature contract; the final contract amount is \$18,218.
- **Easter Egg Hunt (Woodbine/Wyatt Farm)**
 - Tentative date is Saturday April 8 at 3pm (rain date is Sunday April 9 at 3pm) at the Wyatt Farm playground.
 - Tina Savla will handle the candy purchase and egg stuffing.
 - Xin Zhao will help with hiding the eggs.
- **The Big Event**
 - Date is April 8.
 - The project is to paint the wooden fence between Wyatt Farm and Blacksburg Christian Fellowship.
 - George Garrott and Ayman Karim volunteered to inspect that section of the fence for broken boards, repairs needed, etc.
 - We already have the paint.
 - We would need to purchase brushes, and pizza for the Virginia Tech participants.
- **Insurance** - Ali asked about what does our insurance cover? Is there any condition regarding depth of mulch in playground. Suzanne will contact insurance company for policy details.
- **The next three months ahead**
 - The next yard sale will be towards the end of May.
- **Ideas for Next Quarter Newsletter, to be sent out at the end of March**
 - Ali reviewed the draft newsletter, and a few revisions were suggested.

Adjourn

Next Meeting: April 6, 2017 at 7pm.