

Wyatt Farm HOA Board Meeting – Tuesday August 1, 2017

Call to Order: 7:25pm

Attendance

Attendees: Divya Amin, Steve Banks, Ali Lisle

Members Absent: Ayman Karim, Mintai Kim, Mike Peterson, Tina Savla, Suzanne Talarek

Neighborhood News

- **Houses sold –**
- **Houses for sale –**
- **Other news**
 - Several Wyatt Farm homeowners have created a “Wyatt Farm – Blacksburg, Virginia” closed group in Facebook, and have requested that we publicize this group through our email distribution list. The board approved doing this, with the understanding that this Facebook group is not affiliated with the HOA, and we will continue to use our email distribution list, web site, etc. to communicate with our homeowners.
 - Several residents have complained about vehicles speeding in Wyatt Farm.
 - Steve Banks will send an email to Wyatt Farm residents about both topics.

OLD BUSINESS

Since there was not a quorum, we could not approve the minutes from the July meeting.

Pond

- Feedback is that some of the algae has died and sunk to the bottom of the pond, and the pond is looking better.

Walking Path

- Jennelle’s paved several sections between Wyatt Farm and Tried Stone Church, and did a good job. Unfortunately, there was some miscommunications, and they demanded immediate payment. They were paid, and the Board has ended that relationship. A new vendor will be selected.

Reserve Study

- A reserve study is a long-term capital budget planning tool which identifies the status of a reserve fund, and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur.
- Suzanne will contact Divya to get her opinion on this issue.

Legal Service

- Mike Peterson suggested we ask a lawyer to review our HOA documents (By-Laws, Covenants, etc.) to verify they conform to existing law for HOA’s. Mike will follow up on this issue.

North Main Trees

- The ten ash trees along North Main Street are being killed by the emerald ash borer. Recommendations we received from several sources are to remove the trees. Ali Lisle has

received several bids to remove the trees; she will compile those bids into a list so the board can review and approve a vendor.

NEW BUSINESS

Treasurer's Report

- Current balance is \$42,183.97

Brush and trees overgrowing path

- The section of our walking path that borders Woodbine has several overhanging tree limbs; the trees are probably on Woodbine property but it is difficult to tell. There is also a lot of brush that is starting to grow over the path; the brush is probably on Wyatt Farm property. Ali Lisle will send an email to Eric Sanborn, the president of the Woodbine HOA, asking for a meeting to look at the tree limbs and brush, and hopefully decide who is responsible for removing them. (Email sent 8/2/17).

Speeding Vehicles

- In addition to sending an email to Wyatt Farm residents as noted above, Steve Banks will contact the Blacksburg Police Department about placing a "your speed is..." unit in Wyatt Farm.

Oil Stains

- Several residents have reported oil stains on Hardwick and on the walking path between Hardwick and the pond. They were probably left by one of Back to Nature's mowers. Steve Banks will send an email to Back to Nature on this issue.

Picnic Preparation

- The date of our annual picnic is Friday September 22 at 4pm at our pavilion and playground. The rain date is Friday September 29. Planning for purchasing the groceries and renting a bouncy house is underway.

Next Meeting

- September 7, 2017 7pm. Location TBD.