

Wyatt Farm HOA Board Meeting – Tuesday September 5, 2017

Call to Order: 7:00 pm

Attendance

Attendees: Divya Amin, Steve Banks, Ayman Karim, Mintai Kim, Ali Lisle, Mike Peterson, Suzanne Talarek

Neighborhood News

- **Houses sold** – the sale of 2010 Hardwick has closed
- **Houses for sale** –
- **Other news**
 - A child riding a bicycle was almost hit by a car in the “S” curves near the playground. Children riding bicycles while unsupervised should ride on the paths or sidewalks, not in the streets. Steve Banks sent an email to Wyatt Farm residents.
 - A resident reported that someone rang their doorbell around 3:00 am and asked to use the phone. Residents are advised to call the 24-hour non-emergency Blacksburg Police Department number (540-443-1400).
 - The oil stains on Hardwick and a part of the walking path were caused by a leak from a hydraulic line on one of Back to Nature’s mowers. They have apologized, and the oil stains are fading.
 - Several residents complained about the appearance of the common area along North Main Street after mowing. Michael Peterson will contact Back to Nature on this issue.
 - Tina Savla informed the board that she will be stepping down. She suggested a possible replacement.

OLD BUSINESS

Approve minutes from July and August meetings

- Approved and posted to our website (www.wyattfarm.org).

Pond

- The algae in our pond has returned. SOLitude Lake Management will examine the pond and re-treat if necessary in the next few days.

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 occur.
- Suzanne and Divya will meet to discuss this issue before the next board meeting.

Legal Service

- Mike Peterson has 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 board approved the bid from Rios to remove the ten ash trees along North Main Street that are being killed by the emerald ash borer. Ali Lisle will contact Rios.

NEW BUSINESS

Treasurer's Report

- Current balance is \$32,189.58.
- Suzanne Talarek reviewed a budget proposal for 2018. We will continue discussions during the next board meeting.

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 is researching which neighborhood is responsible for removing the overhanging tree limbs.

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.
- Dave's Moonwalk will set up a bouncy house – payment for them has been arranged.
- Michael Peterson and Suzanne Talarek will buy the groceries for the picnic.
- Ayman Karim will contact his list of babysitters to see if one or two of them will “police” children using the bouncy house.
- Ali Lisle sent an email to Dennis Sossi asking if we can borrow his coolers. Michael Peterson may also be able to provide some coolers.

Annual Meeting

- Ali Lisle sent an email to George Garrott asking if we can hold the meeting at the Blacksburg Christian Fellowship church as in years past. The meeting will be held on Thursday November 2, followed by the November board meeting.

Steve Banks retaining wall

- The board voted to approve the wall. Back to Nature would like to move the existing boulders to somewhere else within Wyatt Farm. Steve Banks sent an email to the board with several suggestions.

Trailer in the yard at 2202 Hardwick (next to the pump station)

- There is a trailer in the yard of 2202 Hardwick, which is a violation of the Wyatt Farm covenants. Ali Lisle will contact the homeowner.

Tried Stone mowing

- Dave Kuchinski reported that Tried Stone Church has not mowed the back part of their property in several years, and asked the board to contact the Church, requesting them to mow it. The property is adjacent to our walking path. Dave is concerned about rodents taking up residence there. The board declined to take any action. Steve Banks sent an email to Dave informing him of the board's decision.

Replacement for Rudy Emmel to maintain the fence

- The board decided to 1) possibly remove the sections of fence between Wyatt Farm and BCF (Blacksburg Christian Fellowship), and 2) get bids to maintain and paint the remaining fence along North Main Street. Ali Lisle will get a bid from Rios.

Next Meetings

- Board meeting - Tuesday October 3 7pm. Location TBD.
- Annual meeting – Thursday November 2 7pm. Location TBD (probably BCF).
- Board meeting – Tuesday January 9 7pm. Location TBD.