

Wyatt Farm HOA Board Meeting – Tuesday October 3, 2017

Call to Order: 7:05 pm

Attendance

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

Approve minutes from September meeting: Suzanne Talarek moved to approved, Ali Lisle seconded, approved by all present.

Neighborhood News

- **Houses sold** – none reported
- **Houses for sale** – none reported
- **Other news** – none reported

OLD BUSINESS

North Main Trees

- Ten ash trees along North Main Street were being killed by the emerald ash borer. They were removed by Rios Stone Masonry and Landscaping. Rios has been paid.

Pond

- SOLitude Lake Management re-treated the algae, and the pond is looking better.

Picnic

- Keeping the bouncy house inflated and running the cotton candy machine simultaneously will cause the circuit breaker in the pavilion electric panel to blow. A neighbor provided a generator to keep the bouncy house inflated. A reminder will be added to the picnic preparation list.
- All board members have been reimbursed for picnic expenses.
- Feedback on the picnic from attendees was positive.
- Two changes to our neighborhood directory were made based on attendee input.

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 expenditures occur.
- The board brainstormed future major expenditure items. The next step will be getting a cost estimate on each item.
- Suzanne and Divya will continue to discuss this issue prior to the annual 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.

Trailer in yard on Hardwick

- Several residents reported a trailer in the yard or driveway of a residence on Hardwick. Trailers are not allowed in Wyatt Farm unless housed in a garage or other enclosed building. The owner indicated that he is in the process of selling it, and it will be gone soon.

Walking Path

- The section of our walking path that borders Woodbine had several overhanging tree limbs. On October 3, Shelton's Tree Care trimmed the worst of the overhanging limbs. We assume the Woodbine HOA arranged this.

Fence

- Rudy Emmel was presented with a gift for his many years of service in keeping the fence repaired.
- Rudy gave Steve Banks three items – a backpack sprayer used to kill weeds in cracks in our walking path, two boards Rudy purchased for fence repair, and a gallon of fence paint.
- It has been proposed to remove the sections of fence that are not on North Main Street. The board decided to get a cost estimate to maintain those sections, and a cost estimate to remove them.

Mowing

- Several residents have complained about the appearance of the common area along North Main Street after mowing. Michael Peterson will contact Back to Nature on this issue.

NEW BUSINESS

Treasurer's Report

- Suzanne Talarek reviewed projected end of year spending for 2017, and a budget proposal for 2018. Suzanne will present the proposed budget during the annual meeting.

Annual Meeting

- The Wyatt Farm annual meeting will take place on Thursday November 2 at 7PM in the chapel of Blacksburg Christian Fellowship, as in years past. The November board meeting will follow. Wyatt Farm resident Paul Carlier, who is a member of Blacksburg Christian Fellowship, generously volunteered to unlock the church for us and attend the meeting.

Next Meetings

- Annual meeting – Thursday November 2 7pm at BCF. Board meeting to follow.
- There will be no board meeting in December.
- Board meeting – Tuesday January 9 7pm. Location TBD.