

Wyatt Farm Homeowners Annual Meeting  
November 7, 2019 7 pm  
Blacksburg Christian Fellowship

**President Introduction + Presentation**

**Introduction** Ayman and other board members

**Smith ground control** – 1 year contract

There were some issues – front of the neighborhood entrance, make sure that these specifications are put in the contract to be more exact. The graveyard needs to be addressed. Add appendix on the common area behind Vinyard Ave homes. All mulching is now part of Smith Ground control contract.

**Pond bank erosion** -Major project – used Rios Stone Masonry, got several bids that ranged in price. Highest bid was around \$30,000. We spent \$13,800 on the project. As pond erodes, we were worried it would continue to erode and destabilize the path. Rios masonry stabilized the bank. It looks great.

**Solitude** has made the pond look really nice with the periodic treatments

**Alder trees** did not survive – may have been because they were planted in December. But they were also very small. The trees were also on clearance, we aren't sure if that impacted the quality. We will use the VA Dept of Forestry to replace dead trees.

**Dead Trees** on Birchleaf at walking path between Woodbine and Wyatt – we believe that the trees are Woodbine's property, we will ask them of their plan, for safety reasons.

**The path** Some section of the path is the town's path. The orange sections are our path. One homeowner suggested asking New River Valley Community Foundation or requesting from the Town a grant for working on the path.

**Open Floor to Homeowner Input**

One homeowner brought up the fence is not in good shape – a lot of boards have rotted and split.

Another homeowner suggests a one time capital payment to get major projects done.

The entrance is brought up – the entrance doesn't look nice – a lot of things are overgrown, there's a sign only on one side. We will investigate the current town code for neighborhood entrances. We will look into revamping the front entrance.

Concerns about dog poop along the path. Possibly need to install the posts with the doggie bags. Town has responsibility to put up signs along town-maintained paths to remove poop?

Some homeowners wanted to see the bush hogging more than once per year.

### **Treasurers Report**

Solitude raised their rate per visit by a few dollars

Events – we exceeded the budget for the picnic – 2 bounce houses, and hired the balloon and facepaint lady to stay an extra hour.

We spent \$13,800 on the pond retention project. We spent that out of our cash capital holdings.

We can use the path maintenance item, or we can resurface the path, we aren't sure what that will be, or if it will be pulled from capital account.

Paths are the number 1 priority. The neighborhood is aging and we need to tackle several large projects in the coming years. Dues will increase to \$490 for 2020.

Someone asked about dues, if everyone was up to date. Everyone has paid their dues, new homeowners pay an initiation fee (equal to the annual dues).

One homeowner suggested initiation fee from buyer and exit fee from seller.

One homeowner asked for a summary of the major projects in the pipeline.

Luciana wants the bush behind her house removed (in common area).

Adjourn

### **HOA Board Meeting (After Annual Meeting Adjourned)**

Ayman will be president 2020, Mike Jackson is president 2021

Appalachian asphalt will provide a bid next week or so on paths

Ali will try to get some fence bids, to repair fence and even to replace fence (treated boards and trex)

Need landscape bids for front entrance – Mike will elicit

Ayman will finalize contract with Clif.

Adjourned