

Old Hundred Mill September 26, 2016

HOA Board Meeting Minutes

Swift Creek Middle School Cafeteria

In attendance:

Board Members: Scott Cary, Erika Ruth, Gene Anderson, Lisa Everington, Jeannie Young

Residents: No residents in attendance

Meeting called to order by Scott Cary, President

Approval of Meeting Agenda –

Motion by Lisa Everington to add “President’s Report” prior to VP Report. 2nd by Jeannie Young

Motion by Lisa Everington to alter #3 to reflect July, not May minutes. 2nd by Erika Ruth

Motion by Lisa Everington to strike “Past” from #4, #5, and #6. 2nd by Erika Ruth

Motion by Lisa Everington to strike #8, Director’s Report as there is no additional Director. 2nd by Jeannie Young

Approval of July 25 Meeting’s Minutes – Motion by Jeannie Young to add Ice Cream Social date of September 9 as #10C. 2nd by Lisa Everington

President’s report (Scott Cary) – Old and new business items only, will address then.

VP’s Report (Erika Ruth) – Tree removal request for dead trees approved. Fence request by BeeBee approved. Another resident built a shed without approval. Erika notified Kimberly who contacted homeowners who completed ARC request which was approved by Erika.

Treasurer’s Report (Gene Anderson) – Gene didn’t receive August financials. July financials – normal expenditures + expenses for \$545 for tax preparation? Association is still solvent.

Secretary’s Report (Lisa Everington) – working on newsletter week of October 3; will utilize emails from Erika for suggestions. Add, ‘if your properties borders a sidewalk, you are responsible for keeping the sidewalk clear of shrubs, trees, and overhangs of trees’.

Social Coordinator’s Report (Jeannie Young) – Ice cream social held on Friday, Sept 9. Good attendance including new residents and families. Only spent \$68. Jeannie suggested spring Easter Egg hunt, or possibly a late season bon fire. Will have yard sale in 2016.

NEW BUSINESS –

A) Chesterfield County Fence Rules – From Code Compliance Brochure FAQs “**How tall may I build my fence?** Fences may be only four feet tall in the front, but may be as tall as seven feet in the rear and side yards on a residential lot. There are exceptions for corner lots.” Our guidelines state five feet and we would like to change this. **ACTION ITEM: Lisa ask Kimberly about getting a Word version of our covenants & guidelines. ie, Does ACS West have the conversion program from Adobe pdf to Word.**

B) Foggy Mill Hillside Maintenance – VDOT area. Scott requested that Kimberly get a quote from Quality. **ACTION ITEM: Scott will determine whether it is our responsibility to clear or VDOT’s.**

- C) 2017 Budget – ACS West sent Budget for 2017. Number of houses remained the same. Did they count the rebuilt burnt house? If not, that would make up the proposed \$5 yearly increase. New software for violation letters added to budget. Motion by Scott Cary to approve Smart Web. 2nd by Jeannie Young. Approved by Board. **ACTION ITEM: Erika will contact ACS West to determine if they factored the new house in or not. Request a detailed explanation of anything that is a change to the previous year's budget.**
- D) Nextdoor.com OHM Administrator – Shane has been taking care of the Nextdoor.com site. He will give Scott all the administrator sign ins. Scott will take on that role until we determine otherwise.
- E) Board Membership – Discussion started when Jared started sending all the emails about problems in the neighborhood. We will not be adding any new Board members at this time.
- F) Update ARC Guidelines – See comments in item A above. Kimberly stated that if we could complete the changes by November we could hold it at the annual town hall meeting. **ACTION ITEM: Lisa look at past meetings to confirm date of previous November's town hall meeting. Contact Kimberly about shed at green house behind me and across from Erika. All members to look at the architectural guidelines and make suggestions. Be prepared to discuss at October's meeting so we can get to ACS West prior to November meeting.**
- G) Landscaping on right side of main entrance is dying and missing. It does not look the same as the left side. **ACTION ITEM: Scott will check area and follow up with Quality Landscaping.**

OLD BUSINESS –

Bailey Park – Update will include locked gate through Mill Meadow Drive.

Motion to adjourn made by Scott Cary with 2nd by Erika Ruth .