



Board of Directors Monthly Meeting Minutes – 12 July 2021 (7 PM) via Zoom.

1. **Call to Order.** Meeting convened via Zoom at 7:03 PM by A. McNeil.

Board Members Present:

President- Angus McNeil

Treasurer - Walter Rader

Secretary - Mike Laborte

Member at Large- Craig Nickol

Others Present:

Victory Comm Mgt - Sarah Knaub

Residents Attending:

King, D & L (200CH)

Patel, T. (106 ZT)

Absent: Vice President -Michael Case, Welcoming -Bibi Laborte, Social Event-Katie Jacob
Beautification Co-Chairs–Amy Nickol & Beautification Co-Chair - Linette Kirby,
WoT Newsletter – D. Pine

2. **Homeowner Forum.**

- Discussed bug infestation on trees at both entrances of Coach Hovis (CH) and Champions Path (CP), residual impact of tree removal behind entrance monument at CP. Background on ARC reconsideration request.

3. **Secretary's Report**

- i. Board approved June 2021 minutes, W. Rader motioned and was seconded.
- ii. Meeting announcement posted on NextDoor & Park Information Board

4. **Treasurer's Report.** (W. Rader) Status ...

- i. Accounts/expenditures. Presented bills paid, bank deposits and financial balances as of June 2021. Answered questions from the board.
- ii. Budget vs Actual (expense) Reviewed. Compared financial plan to expenses and midpoint of fiscal year to the last two year's midpoint spending.
- iii. Miscellaneous.
 1. Reserve Fund investments, 6.15 percent growth year to date, considering re-balancing of investments.

5. **Committee Reports**

- i. Welcoming (*B. Laborte*). Written report submitted, two (2) new households expected (MM and ZT) no info yet. Losing block captains (1 to 3) to moves.
- ii. Beautification (*A. Nickol & L. Kirby*). Written report submitted, Congrats to Walker family, 117 Zanca Turn, awarded "Yard of Month" (June).
- iii. Social (event volunteer-Katie Jacob). K. Jacob submitted written report. Ice Cream Social attend by 55 kids with 15 more who came & went. Buying single serve ice cream/pops resulted in lower event cost. Receipts still pending.



- iv. Newsletter (*D. Pine*). Written report, July newsletter will publish late in month.
- 6. Victory Community Management Report (*S. Knaub*)**
- i. ARC; three (3) requests received, 105 ME a fence, 106 ZT pool house, 116 ME an inground pool.
 - ii. Resale Disclosure Packets. Four (4) at 100 TT (moving), 109 WA (rental), 402 CP (existing renter purchasing), and 407 CH.
 - iii. Covenants Compliance – Last inspection report pending.
 - iv. Grounds
 - 1. Park
 - a) Discussed items the landscape contractor addressed or remain to be addressed. The board tabled discussion of tree trimming near park entrances and lakes until fall.
 - b) Remaining repairs for irrigation system almost complete.
 - c) A. McNeil will trouble shoot electrical outlet in the park.
 - 2. Lakes
 - a) Reported issues on Kenny & Wayne Lakes. Solitude tech replaced timer on WL fountain at no charge.
 - b) Water quality is reported as good. Necessary Chemical herbicides were applied along all three lake banks and the BMP.
 - c) The WL Outflow structure was treated with herbicide. The overgrown mimosa tree at the edge will be addressed.
 - 3. Miscellaneous
 - a) S. Knaub provided update on efforts with VDOT and York County to add signage on WOTHA streets to encourage safer driving.
 - b) Entrance Monument areas. Bloom asked to treat infestation under existing contract.
 - c) The Board decided to seek community volunteers in addressing new grounds maintenance issues rather than incur additional contractor costs now.



7. Old Business

- i. Pet waste Station Contract. Service seems to be going well.
- ii. Bloom Payment. VCM verified acceptability of late year payments.

8. New Business

- i. Meeting date for AGM (Location). No in person location available yet.
- ii. Review Reserve Fund Plan. The Board reviewed assumptions, financial fund goals, anticipated near term (five year) reserve projects and contribution needs.
- iii. Other Organizations supporting WoT social event(s). C. Nickol will draft a criteria guide the Board may apply in considering future resident requests.
- iv. Executive Session. Board discussed ARC reconsideration request.

9. Date Confirmation

- i. Aug 9, 2021 – 7 PM, Board Meeting, via Zoom.

10. Meeting Adjournment. At 9:39 PM meeting adjourned by A. McNeil.