



Board of Directors Monthly Meeting Minutes – Approved – 16 Feb, 2022 (7 PM) via Zoom

1. **Call to Order** Meeting convened via Zoom at 7:04 PM by J. Kirby.

Board Members Present:

President- Jim Kirby

Vice President – Kristin McManus

Treasurer - Walter Rader

Secretary - Mike Laborte

Member at Large- Angus McNeil

Others Present:

Welcoming – Bibi Laborte

Welcoming- Marianne Gustafuson

Newsletter- D. Pine

Other Residents:

Paul Tartabini - 107 ME

Cindi Bruno - 400 WW

Absent: Beautification –A. Nickol, Social Event – D. Victorio, ARC–J. Garrett, Web - Teri Weber

2. **Homeowner Forum.** Budget and lake equipment.

3. **Secretary’s Report**

- I. January 2022 Board of Directors’ Minutes – Board approved.

3. **Treasurer’s Report.** (W. Rader) Status ...

- I. Accounts/expenditures – Presented bill paid, bank deposits and financial balances as of January 2022.

II. Budget vs Actual (expense) Review. Compared financial plans to expenses.

III. Misc

- DPOR re-filing pending new management company.
- Annual Assessment mailing completed. NextDoor reminder provided.
 - 1. To date 143 paid, roughly 69 percent.
- Update of Signature Cards at Old Point – completed.
- Draft tax return provided for review. Audit estimate for review.
 - 1. Preparer recommended getting W-9 information on new service providers.
- Board approved motion to realign \$9,000 in re-balance of Vanguard Reserve Fund investments, Index to treasury bonds roughly 50% to 50%.
- J. Kirby verifying high usage water bill for 98 Champions Path NNWW bill.

4. **Committee Reports**

- I. Welcoming (*B. Laborte*) – Board approved hard copy reproduction costs for welcome package handout, estimated to be \$60.

i. New Co-Chairperson Volunteer Marianne Gustafson.

ii. New Welcome team volunteer Teresa Mummert.

II. Beautification (*A. Nickol*)

i. Verified after meeting – New Volunteer team member Carolina Bonin.

ii. Spring Planting selections underway.

III. Social (*D. Victorio*). N/A.

IV. Newsletter (*D. Pine*). N/A.



- V. ARC (J. Garrett)
 - i. Covenants Compliance
 - ii. ARC Requests. Two (2) requests approved.
 - 1. Resale Disclosure Packages (L.Kirby) Two (2) completed (201 WW, 300 TT).
 - VI. Grounds
 - i. Bloom Lawn + Landscaping – Mulching completed.
 - ii. Board approved Spring Community Day date - 29 April 2022.
 - iii. Dominion Watchlights. N/A
 - VII. Lakes
 - i. Wayne Lake
 - 1. Fountain inoperative - estimate to repair TBD.
 - ii. Kenny Lake
 - 1. Fountain inoperative - estimate to repair TBD.
 - iii. Fisher Lake
 - 1. Bubbler. Report (one) aerator may be inoperative
 - iv. BMP. N/A
 - VIII. Website (*T. Weber*) - New volunteer
 - i. ARC Request Form Update and Posting
 - ii. Dec 2021 & Jan 2022 BoD Minutes - Posting
- 5. Old Business**
- I. York County HOA Website - M. Laborte reported WoTHA POC updated.
 - II. WoTHA Annual Calendar – updated.
- 6. New Business.**
- I. Board went into Executive Session at 8:40 pm. Discussion on service charges, contracts, payment options and costs.
 - II. Board returned to open session at 9:10 pm.
 - i. Board approved new Disclosure Package Fees.

Printed Copy

\$00.10 per page not to exceed \$100.00 (*Actual cost for preparation and issuance of disclosure packet not to exceed \$.10 per page of copying costs, or \$100.00 for all costs incurred.*)

\$50.00 expedite fee for inspection, preparation, and delivery (within 5 business days) - with the consent of the association

\$25.00 for an additional hard copy of the disclosure packet

\$50.00 for an update to the disclosure packet - at request of person authorized by seller/agent

\$50.00 for a financial update - at the request of settlement agent



Electronic Copy

\$100.00 for preparation and delivery of the disclosure packet in electronic form
\$ 50.00 expedite fee for inspection, preparation, and delivery (within 5 business days) -
with the consent of the association
\$25.00 for an additional hard copy of the disclosure packet
\$50.00 post-closing fee charged to purchaser to update ownership records of the
association
\$50.00 pre-settlement updates to the packet

- ii. Board approved irrigation “Back flow” tests and costs through Custom Irrigation Services (CIS) and system start up on appropriate warmer weather date.
- iii. J. Kirby will obtain alternate monthly and/ or quarterly payments option plans, for Board consideration along with single advance yearly payment option for discount.

7. Date Confirmation

I. Monday, March 14, 2021 - 7 PM, Board Meeting, via Zoom

8. Meeting Adjournment. Meeting adjourned by J. Kirby at 9:22 pm.