



Board of Directors Monthly Meeting –(3/11/25) via Zoom 7:01

1. Call to Order

Board Members Present:

Bob Keefer

Mike Toomey

Leonora Reiley

John Piccione

Michael Moon

Others Present

Matt Wemyss

Andrea Stippich Tierney

Donna Victorio

Dave Houglum

Absent:

I. Homeowner Forum.

- A. Board explored the possibility of emailing the newsletter
- B. A resident request to raise backyard chickens was received. Questions about potential health risks, attracting wildlife, and noise were raised. The board will research the prospect further and discuss again at a general meeting.

II. Secretary's Report

- A. February 2025 Meeting minutes approved
- B. Request for Google Drive assistance

III. Treasurer's Report

- A. Operating accounts
- B. Reserve Accounts
- C. TOTAL ASSETS
- D. 22 assessments have not been received
- E. Debit cards from Olde Point should arrive shortly

IV. Committee Reports

- A. Welcoming–(Alison Schorr)
 - 1. 2025 WOT Directory printed and distributed
- B. Beautification (Matt and Danielle Wemyss).
 - 1. Yard of the Month selected for March–The Cherry Family–104 Terry's Run
 - 2. Suggestion for doing Yard of the Month all year round
 - 3. The possibility of adding flowers to the entrance was discussed; the grounds company is responsible for flowers.
- C. Social (D. Victorio).
 - 1. Easter egg hunt April 13 2-4 PM
 - 2. Board approved \$400 for Easter Egg Hunt



D. Newsletter (D. Pine)

1. Newsletter input due by 3/16
2. March newsletter will be distributed soon

E. ARC (J. Garrett)

1. Update on non-compliant homeowners
2. Winter mold, aging mailbox posts, and boats and trailers remain as issues

F. Grounds (Bob Keefer)

1. Split Rail fence addition and repair status should begin end of next week March 17
2. Kubesh Ct. Park cleanup completed; one tree left that will be removed soon
3. Watch light at end of Coach Hovis not working well; Bob will call Dominion for a repair

G. Lakes (Bob Keefer)

1. New compressor for lake by Champion's Path should be in by end of next week
2. Will treat for alligator weed in the next month
3. BMP has water in it; we will discuss options with Solitude. We will discuss options with Solitude to add plantings to reduce potential alligator weed during dry conditions."

H. Website

V. Old Business

1. Ad Hoc Committee for By-Laws will meet tomorrow
2. Ad Hoc Committee for Management Company Search is reviewing management company proposals. A RFP will be produced.

VI. New Business

1. The need to update accounting software from QuickBooks to a more supported version such as QuickBooks for Business was discussed

Meeting Adjournment. 7:48