

LDHOA Board Meeting
Monday January 11, 2010, 6:12 PM
Bowman Libray, Stephens City, Va.

Present: Nick Cornwell (presiding), Tony Varda (Treasurer), Ron Wible, Melissa Corder (recording), Barney Stine and Larry Miller.

Call to order: Nick called the meeting to order at 6:12 PM

1. **Reading of Previous Meeting Minutes:** Nick asked Melissa to read the minutes from the October 5, 2009, meeting and Melissa started to read them, however due to her not feeling well, Barney Stine graciously volunteered to read them, which Melissa was very grateful for. Nick asked for a motion to accept the minutes. Melissa motioned to accept the minutes from the October 5, 2009, Board meeting with the typo corrections. Tony seconded the motion. Nick asked for a vote. All voted aye, no nays cast. The minutes were accepted with corrections.
2. **Treasurer's report:** Nick asked Tony to present the Treasurer's report. Tony read the report stating that there is \$27,792.20 in the checking account and \$72,249.99 in the savings account. Accounts receivable are \$8,615.66. Total assets are \$108,657.85. Nick asked for a motion to accept the treasurer's report. Ron motioned. Tony seconded. All voted aye, no nays cast. The Treasurer's report was accepted.

Tony indicated that the HOA is still owed in excess of \$8,000.00 in outstanding dues and those that are significant amounts need to be sent to Mark Stivers earlier than currently is being done in order to get liens filed. There were comments from some of the members concurring with the importance of getting these funds. Barney shared how the liens were placed and how this plan could be implemented and the likelihood of the funds being received under various scenarios.

3. **Old Business**

a. **Street Lights:** Tony reported that the street lights are going slow. He is working at number 31 located at 134 Woodbridge Court. He will contact Allegheny Power if it has not been installed next week since this has been in process since December. Barney said he would like to see one on Lakewood near Rosedale and Melissa suggested one at the intersection of Bell Haven and Lakewood and Rosedale. Tony will look into these.

b. **Disclosure Packet:** Nick said Chris Bean has contacted Mark Stivers. Ron said that he spoke with Mark just before this meeting and Mark said we should put as much as possible on our website including the disclosure packet. Nick confirmed that the packet will include the deeds of dedication and the packet will be on CD as well. Barney said that we should only include what is required by law. Tony confirmed that the cost of the disclosure packet is to be \$50.00. Barney suggested that Blue Ridge Board of Realtors be contacted by Sareen annually to confirm that our subdivisions are subject to an HOA. Nick said that Mark indicated that we must have the disclosure packet available in hard copy and in an electronic version and we are waiting for Mark to submit what he is working on to complete the packet. Barney suggested a meeting between some of the Board members and Mark to bring this to a close. Nick said he will schedule a meeting.

c. **Scout Clean-up:** Nick asked Ron to schedule another clean up of our common areas by the Scout troop in the coming months. Ron agreed to do this.

d. **D&D:** Nick confirmed that D&D is “good to go” with the new contract.

4. **New Business:** Barney asked that we get a price from D&D of the cost for individual property owners to contract with them for leaf clean up. Tony will talk with them. Barney also suggested that we make this service available to the rest of the residents by posting the information on our website.
5. **Next meeting date:** Nick said he would confirm the next meeting date and it was agreed by all to be in late March. He will contact the Board members by email with a date and for confirmation of all who can attend.
6. **Adjournment:** Nick asked for a motion to adjourn the meeting. Ron motioned to adjourn. Barney seconded the motion. Nick adjourned the meeting at 7:20 PM.