

LDHOA Board Meeting
Wednesday, October 29, 2008

Present: Tony Varda, Charles Mesko, Nick Cornwall (presiding), Ron Wible, Chris Bean (recording)

Call to order: Nick called the meeting to order at 6:37 pm

Reading of Previous Meeting Minutes: Chris read the minutes from the August 23 Board meeting. The minutes were accepted as read.

Treasurer's report: Tony presented the Treasurer's report. The checking account is at \$35,408.32 and savings (including CDs), stands at \$72,249.99 for a total of \$107,658.31. In addition, there is \$8,215.05 in accounts receivable. This brings the grand total to \$115,873.36.

Tony acknowledged that this is quite a bit of money. He noted that that some fees from the bank need to be checked on. In addition, we need to get invoices from Mark Stivers to see if they match up with what we are paying. Nick asked about the \$35,000 we have in checking - do we need that much in checking? Tony answered that the streetlight installation and operation will start taking a toll on the excess. But we could add another CD for about \$20,000. Tony will check with the Bank of Clarke County to verify when our other CDs come up for renewal. Nick asked how much are we paying for utilities on streetlights? Tony answered that we spent about \$2,831 per month on utilities most recently, including installations. Tony commented that we need to urge Allegheny to continue with another streetlight installation. That will give us 23 lights total. Tony will investigate interest bearing checking as well. Chris motioned to accept the Treasurer's report, which was seconded by Ron. The motion passed unanimously.

A question was asked if anyone knew what the limit is on the amount of cash we can have on hand. No one knew the answer, but Nick will ask Barney Stine if he knows.

Charlie asked about collections outstanding, and how we can collect. Tony explained how outstanding debts were handled by CFW for two years, after which they were sent to Mark Stivers for a legal letter. Many of the outstanding accounts will be sent to Mark shortly.

Old Business

100 Sugar Creek: Tony referred to the email exchange with Samuel, the son of the owner. The county had come out at Tony's request to cleanup the yard. There is still more trash in the yard. Tony will call the county again and see if they plan to come back out, and keep after it.

121 Cascade: There had been a complaint about the yard. Tony had contacted the owner, who in turn contacted the tenants. It appears that some cleanup is being handled.

Street Lights: Tony noted that he hopes to know more about the next light by Friday. Tony: Do we want to go slowly and add a couple more? It is costing about \$700 month to operate. He has been looking at having a total of 40-50 streetlights. Can we afford this many? We should probably move slowly so we can check out the actual lighting needs and speak with homeowners.

Disclosure Packets: This was discussed in the last meeting. Tony: We haven't heard anything further from Mark Strivers. Nick will express his concern to Mark Strivers.

Dues Recover Process: Tony reiterated that all open accounts go to CFW, after two years of non-payment. Then Mark Strivers will send them the letter. In response to a question from Charlie, Tony pointed out that collections were only made for outstanding debt from the 600+ homes in the LDHOA, but not for the separate fees for Appleton Downs. The latter fee is a separate billing and not handled by Sareen.

Insurance Upgrade: Tony is waiting on Mark Stivers. It may be that LDHOA Board members must have titles in order to be covered by liability insurance. We are waiting for confirmation and clarification from Mark Stivers on this matter.

New Business: Nick mentioned the requirement that the LDHOA develop a 5-year plan and the members discussed some of the ideas. Some, such as the community center, are too expensive. Should we build another playground? This might be possible, though concern was expressed regarding liability in a playground owned by the LDHOA. The ones near the town homes off Chinkapin are not maintained by LDHOA.

Nick advocated adding more streetlights in the plan, and there was general agreement. How many can we afford? Tony will come up with a figure to install and maintain and email the Board. Other ideas suggested included sidewalks. Ron noted that these would be expensive and would require agreements from all residents on a street. How about a dog park? No one knew how much space would be needed for a dog park. How many people would actually use it? What would our liability be in such a facility? This is a concern. Nick urged the Board to focus on the streetlights. Charlie asked about a barbeque grill in the common area. That might be a good idea and appreciated by many. In a sidebar, Charlie asked if we do anything to slow drivers down, such as rumble strips. Tony pointed out that this couldn't be done, as VDOT will not support it. Ron suggested the 5-year plan include a revision and streamlining of the LDHOA bylaws.

Nest meeting date: January 2009. The specific date will be determined after checking with the library, and the date will be emailed to the Board and posted on the website. Tony hopes to have information on deeds of dedication and other information from Mark Stivers by then.

Adjournment: Nick made the motion to adjourn at 7:50 pm. Everyone seconded the motion and the meeting was adjourned.