

**LDHOA Board Meeting**  
**Friday, April 10, 2009, 6:58 PM**  
**116 Lakewood Manor Drive, Stephens City, Va.**

**Present:** Nick Cornwall (presiding), Tony Varda, Ron Wible, Melissa Corder (recording).

**Call to order:** Nick called the meeting to order at 6:58 PM

**Reading of Previous Meeting Minutes:** Nick asked if all present had read the minutes from the previous meeting and all acknowledged they had. Nick asked for a motion to accept the minutes. Melissa motioned to accept the minutes from the February 21, 2009, Board meeting. Ron seconded the motion. Nick asked for a vote. All voted aye, no nays cast. The minutes were accepted as written.

**Treasurer's report:** Tony advised that a CD matured today and he has been told by the bank to allow it to sit and see if a special interest rate is available until May 30<sup>th</sup> and either way he will roll it over at that time. Tony presented the Treasurer's report. There is \$24,401.44 in the checking account and \$72,249.99 in the savings account for a total of \$96,651.43. Accounts receivable are \$4,345.71. Total assets are \$100,997.14. Nick motioned to accept the treasurer's report. Ron seconded the motion. All voted aye, no nays cast. The Treasurer's report was accepted

**Old Business**

Tony reported that the street light over at the corner of Jade Court and Bell Haven Circle has been re-measured at 40 feet southwest from the electric box and Allegheny has the request. The expense will be a little more than usual due to the distance from the box, but the location is good. This will be the 26<sup>th</sup> light. The one at Fairlawn and Moss Court has been turned down by the neighbors. The landowner is opposed to the one proposed for Jasmine Court. The current cost of the lights is \$424 per month. With the 26<sup>th</sup> it will cost around \$500.00 per month with an approximate amount of \$6,000.00 per year.

Discussion turned to the dues and how we might address the excess dues we are charging. The general thought is that our dues should only be enough to maintain the amount of what we have in the bank and pay our annual bills. Nick proposed and all concurred that we could drop the fee per year. Ron said it should be presented at the annual meeting. All concurred. Nick said we would make it an agenda item.

**Disclosure Packet:** Nick said that at our October meeting the HOA 5 year plan included streetlights and possible playground improvements. If we stay with this we will have our packets ready for May's meeting. Tony motioned for the 5 year plan to be kept as proposed in October. Ron seconded the motion. All voted aye, no nays cast.

**100 Sugar Creek:** Tony stated that the owner is not living there. The house is boarded and there are copious amounts of trash in the yard. The back taxes are over \$4,000.00 Melissa said that Mark Stivers had said at a previous meeting that the County could schedule another tax sale.

**311 Hackberry Drive:** Nick said that there have been concerns raised by neighbors about trash in the yard. Nick wrote a letter to the owner and the trash was gone the next day before it was sent. Tony said he had gone by this house and knocked on the door 3 weeks ago. He was told by the occupant that the owner would be contacted.

**Outside Burning issue:** Nick said that outdoor campfire activity at 102 Jasmine Court caused discussion among neighbors and was brought to the HOA Association. Open Burning (other than the type in fire pits like you buy at the hardware store) cannot be within 300 feet of a structure.

**Scout Clean-up:** The Scouts will be cleaning up our common areas April 19<sup>th</sup> (weather permitting). There is a considerable amount more trash on the common areas and \$250 has been approved to pay the Scouts for their services. It was recommended by Nick that we allocate more funds. Ron motioned that the allowable amount be up to \$350.00. Tony seconded the motion. All voted aye, no nays cast.

### **New Business:**

**Annual LDHOA Meeting Date and Invitees:** Nick said that dates available at the library for the annual meeting are May 9, 16, 30 and June 6th. Melissa asked if we must give the Homeowners 30-days prior notice of the meeting. Ron affirmed this. Nick asked if 1 PM is amenable and all concurred. Nick said our invites could be Sheriff Williamson, representatives of the Stephens City Fire Dept. and Supervisor Gene Fisher and all concurred. He said at present the agenda will include dues reduction, litter cleanup, the Disclosure Packet and streetlights. All concurred. Nick said that one of the board members is going to resign. Melissa recommended we vote on a new member at the annual meeting and require a specific amount of meetings the Board members must attend. Nick said we could include that on the Agenda. Ron said there may already be someone interested in the position.

**Next meeting date:** Nick said he would confirm the next meeting date, which would be the annual meeting, and contact the Board members by email for confirmation all could attend.

**Adjournment:** Nick asked for a motion to adjourn the meeting. Ron motioned to adjourn. Tony seconded the motion. Nick adjourned the meeting at 8:10 PM.

