

LDHOA Meeting Called to Order: 10:14 AM 2008-08-23

Present:

Nick and Morgan Cornwell

Tony Varda

Melissa Corder

Frances Coddington

Ron Wible

Charles Mesko

Bill Dodson

### **Call to order and reading of the minutes**

President, Nick Cornwell, opened the meeting with a call to order and asked for the minutes from the 7/26/08 meeting to be read. Secretary, Melissa Corder, read the minutes. Nick Cornwell asked for a motion to accept the minutes and Ron Wible motioned to accept the minutes. Charles Mesko seconded the motion. All voted aye with no dissenting votes.

### **Treasurer's Report**

President, Nick Cornwell, asked for the treasurer's report to be read. Treasurer, Tony Varda read the current treasurer's report. Tony Varda asked for a motion to accept the report. Melissa Corder seconded the motioned to accept the report. All voted aye with no dissenting votes.

Tony made all aware that a thank you note had been received from Mark Stivers for flowers sent upon his father's passing.

### **Old Business**

Nick Cornwell, asked for an update on the street lights: Tony Varda reported that the eastern most street light on Chinquapin is broken and he called Allegheny Power to have it repaired. Tony also reported that graffiti is on the fence in the area and the street is very dark. The Association has 22 street lights presently and an assessment will be made before decisions are made about where and when anymore will be placed.

Nick Cornwell, asked for an update on the Bitternut and Hackberry cleanup. Tony Varda reported that D&D has completed cleanup of debris at the estimated price of 550.00.

Nick Cornwell spoke about the proposed fire station at the Corner of Lakeside Drive and Route 642 (Tasker Road) and insurance needed by HOA as a result of the recent legislation passed by the Va. General Assembly. He met with Eerie Ins. Co. and homeowners would not experience a drastic reduction in insurance rates with the placement of a fire station at this location. The insurance company utilizes a 5 mile radius to the proximity of a fire station to establish insurance rates.

Past LDHOA president, Bill Dodson said there is still support for the fire station and he has joined the Stephens City Fire Department's administrative team. He would like to see

the fire station go through and will do what he can to help. Call times are affected by the location being in Stephens City on the west side of Interstate 81. He stated that the County is looking at purchasing a site near Sherando High School. If the land at Lakeside Drive were donated by LDHOA, the County would save an astronomical amount of money. The County has projected 4 new stations will be needed to accommodate growth in the County. The money saved by not having to purchase land could be well spent elsewhere.

Nick Cornwell addressed the drainage issue at Appleton Downs. The Association was asked to pay ½ of the bill for correction of the problem. The LDHOA has declined to do so, as it was determined to be the responsibility of the builder and County, which approved the grading and drainage facility at this location. Appleton Downs will start the work in 2 weeks. Tony Varda concurred with conclusion for the LDHOA not to participate.

Frances Coddington said there is only \$5,000 in Appleton Downs Association's fund for maintenance. Tony Varda said he will follow-up with the County on the drainage issue. Melissa Corder said the yellow markings on the ground are for electric lines and are probably for the Miss Utility marking so when the work is done the utilities are not disturbed. Morgan Cornwell said the homeowners at that location should band together to approach the County and builder. Past president, Bill Dodson, said we should not be continually bothering the County employees with this type of problem.

Charles Mesko asked what the stakes at Hackberry and Chinguapin were for. Melissa Corder will look into this.

Nick Cornwell asked for an update on the property on Sugar Creek. Tony Varda said he visited the property and a second letter has been sent. He also said there are a few properties that will be included in a bid for mowing. The sheds will be handled by the building inspectors. Tony will get with the inspector to see what his thoughts are.

Nick Cornwell stated that he had spoken to the owner of 322 Chinguapin. The trailer is no longer an issue as the tenants have moved out and taken it from the property.

Ron Wible mentioned a trailer located on Bell Haven Circle needs to be addressed. Tony Varda said 311 Hackberry Dr. has a stove and fridge outside and the Sheriff's Department was contacted. The responding officer took the doors off. Tony Varda attempted to contact the owners of the property, but was unable to reach them by phone. The property looks abandoned, however the taxes and HOA dues are up to date.

Melissa Corder received the costs for the steel bollards and plastic covers needed to protect a street light, however has not received an estimate for installation. Tony Varda said to hold off on the estimate as the cost for the materials was more than what the HOA may want to spend. He will look into other alternatives.

Morgan Cornwell asked who is liable if someone runs their car into a street light? Many in the room stated that whoever hits the light is liable. Ron Wible discussed liability issues if a street light falls. Melissa Corder asked about liability for street lights located in street clear zones as most roadways have width requirements to include areas needed for cars to leave the road if necessary. Tony will look into what the clear zone requirements are if any.

Nick Cornwell spoke about the results of a meeting with the insurance company and Mark Stivers regarding E&O and fidelity insurance for the HOA. Tony Varda spoke with various departments of the insurance co. too. The terrorism insurance has been canceled. We are applying for a fidelity insurance bond to include directors and officers of the HOA.

Frances Coddington spoke about Appleton Downs association insurance and whether they have these types of coverage. Tony Varda and Frances Coddington discussed if we have more coverage than necessary since both associations are paying for insurance. Several of the other HOA that are also within LDHOA do not have coverage. Deeds of dedication for the various subdivisions may dictate which are/are not included under LDHOA insurance.

Nick Cornwell stated that LDHOA is now onboard with the disclosure packages and a disclosure of a 5 year plan for capital improvements will be worked on. Mark Stivers has gotten us on the right track. We may give Saareen a CD as a master to send the packages out electronically. We are currently charging \$50.00 for a disclosure package.

Morgan Cornwell stated the disclosure package must be available in paper format so the real estate agent has a choice of how to receive it.

Nick Cornwell stated that October is the projected month for next meeting as the library is booked for each Saturday in September except for the 6<sup>th</sup>. He will send an email to everyone with the date.

Charles Mesko asked who owns street lights at certain areas and who is responsible for mowing? Tony Varda stated that the mowing contract is for specific areas and the street lights at the locations he mentioned are privately owned by Lakeview Townhomes. They are not the colonial style LDHOA uses and that a street light on Hackberry was knocked down. Cost to remove it and the concrete was \$2,800.

Nick Cornwell asked for a motion to adjourn the meeting. Melissa Corder, Tony Varda and Frances Coddington motioned to adjourn. Ron Wible seconded the motion. Nick Cornwell adjourned the meeting at 11:19 AM