

Board Meeting of the Earlysville Forest Homeowners Association

September 18, 2018

Present: Board Members: Brian McCay, Mark Seago, Mike Kennedy, Wendy Adkins, and Terri McCay.

Jane McQueen, Robin Macklin, and Barbara Pascoe were not able to attend.

7:30 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held March 27, 2018, had been approved via email by April 7, 2018.

New Business: We are in need of a new webmaster for the webpage of Earlysville Forest. An email will be sent out to the neighborhood asking for volunteers to keep the webpage up-to-date.

It was agreed that a new directory survey will be sent to update the Earlysville Forest Homeowners Directory. Terri will be mailing the survey to residents by September 28, 2018.

Architectural Report: There was nothing to report from the Architectural Committee. The majority of people responded well to the letters sent out in the spring regarding grass cutting.

Maintenance: The pump in the pumphouse is leaking oil so Mike Kennedy will seek out the proper repairs to be done.

Brian McCay and Wendy Adkins summarized discussions each had with Aqua Virginia concerning water quality measured at the Carriage Hill well. Aqua is considering adding a caustic at the well head to adjust the pH level after additional testing.

Some grass carp were added to Pond 4 to help with the clean up of the extra vegetation growing there. Ponds 1 and 2 responded very well to the treatments provided this year in getting rid of the water shield and we expect to repeat treatment in the Spring of 2019. John Kauffman, LLC has been contacted regarding our next phase of the aeration in the ponds.

Mike Kennedy is in communication with D&D regarding repairs to the entrances to the ponds: specifically, the entryway to Pond 1 from Stillwater, the top of the hill beside Earlysville Forest drive where cars are being parked and walking down to the pond, and leveling/graveling the entrance trails to Ponds 2 and 3. Once there is a comprehensive proposal, Mike will forward this to the board members for approval.

Budget: The budget will remain substantially the same as last year and will be updated for board approval prior to the Fall Homeowners' Meeting. It was decided by all present board members that the yearly homeowners' dues will remain the same for 2019: \$176 for the general fund and an additional \$366 for the Stillwater road fund.

Fall 2018 Meeting: The homeowners association meeting will be held October 23, 2018 at 7:30 p.m. in the cafeteria of the Broadus Wood Elementary School.

Brian McCay adjourned the meeting at 8:10 PM.

As of October 1, 2018, all board members present approved these minutes.

Board Meeting of the Earlysville Forest Homeowners Association

March 27, 2018

Present: Board Members: Brian McCay, Mark Seago, Jennifer Dimeo, Mike Kennedy, Wendy Adkins, Barbara Pascoe and Terri McCay.

Jane McQueen and Robin Macklin were not able to attend.

7:35 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held September 26, 2017, had been approved via email by October 5, 2017.

New Business: Jennifer Dimeo will be stepping down as Treasurer. A need for a replacement volunteer will be announced at the homeowners' spring meeting. The suggestion was made that Terri McCay take over the Treasurer duties if there were no volunteers. All present were in agreement.

Architectural Report: There was nothing to report from the Architectural Committee.

Maintenance: The use of D&D for the removal of trees from the roadside was successfully accomplished at a cost of approximately \$1,700.

There has been a need again for removal of beavers from Pond 2.

The work on the ponds by John Kauffman, LLC will begin at the end of May 2018.

There has been no further progress on Well 10 at this time. It is ready to go for the pumphouse to be built and to finish the landscaping.

Spring 2018 Meeting: The homeowners association meeting will be held May 1, 2018 at 7:30 p.m. in the cafeteria of the Broadus Wood Elementary School.

Brian McCay adjourned the meeting at 8:08 PM.

As of April 7, 2018, the Board members present at this meeting have approved these minutes via email communication.

Board Meeting of the Earlysville Forest Homeowners Association

September 26, 2017

Present: Board Members: Brian McCay, Mark Seago, Jennifer Dimeo, Jane McQueen, Robin Macklin, Mike Kennedy, Wendy Adkins and Terri McCay.

Barbara Pascoe was not able to attend.

7:35 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held March 28, 2017, were approved.

New Business: Mike Kennedy has brought to the attention of the board the need for an amendment to the covenants regarding television antennae. Our existing covenants are in violation of the 1996 Telecommunications Act and subsequent Federal Communications Commission policy. This matter will be researched further and appropriate language drafted to amend the covenants.

Region 1: For properties in Region 1, Mark Seago and Jane McQueen will address the issue of property with overhanging trees affecting the roadways by notification to the property owners.

Treasurer's Report: A draft budget for 2018 was presented to the Board. Jennifer Dimeo is working with our accountant for final numbers. It was suggested that ideas be heard for improvements to the neighborhood. Such ideas were beautifying the entrances and the installation of grills and picnic tables. It has already been determined that playground equipment on common property would result in high insurance rates for the homeowners' association.

Architectural Report: The Architectural Committee will be doing an inspection of the neighborhood with respect to lawn care and maintenance of personal property and send reminder letters of homeowners' responsibilities for the integrity of the neighborhood to anyone in violation. Jane McQueen suggested that we consider asking D&D (our lawn care contractor for common property) to do all road frontage; even if that road frontage is personal property as opposed to common property. It was the general consensus that this may cause too much confusion with homeowner's knowledge of their responsibilities.

Maintenance: The contract with D&D for common property maintenance will be reviewed for the upcoming renewal. The bush-hogging of the backside of the dam at Pond 2 will need to be added to the contract.

Ponds: Through much discussion with the Virginia State departments concerned with fisheries and water management, Brian McCay met with two different contractors – Solitude Lake Management and John Kauffman, LLC. Mr. McCay suggested to the board that Mr. Kauffman was very qualified to take care of the watershed problem in Ponds 1 and 2 at a more reasonable price than Solitude Lake Management. Herbicides will need to be used in the Spring of 2018 with the possibility of another application in the Fall.

Ponds (Cont'd): Mr. McCay will forward all proposal information from Solitude Lake Management and John Kauffman, LLC to the board members, including the name of the herbicides to be used, and ask for agreement to contracting John Kauffman, LLC.

Fall 2017 Meeting: The homeowners association meeting will be held October 24, 2017 at 7:30 p.m. in the cafeteria of the Broadus Wood Elementary School.

Brian McCay adjourned the meeting at 8:45 PM.

Board Meeting of the Earlysville Forest Homeowners Association

March 28, 2017

Present: Board Members: Brian McCay, Jennifer Dimeo, Robin Macklin, Jane McQueen, Barbara Pascoe and Terri McCay.

Mark Seago and Wendy Adkins were not able to attend.

7:35 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held September 20, 2016 were approved.

Old Business: Our federal and state taxes have been filed at a cost of \$11,897 in back taxes and penalties for years 2011 through 2014 plus \$5,500 in fees to the accounting firm, Hantzmon Wiebel LLP. Our 2015 and 2016 returns have been filed.

New Business: There has been cutting of many trees on the Ayres property. The Ayers property joins the Earlysville Forest property on it's northern edge between Carriage Hill Drive and Rt. 743. Lots which share that boundary with Ayers are: Lots on the west side of Carriage Hill Dr. (139,140,141); lots on the northern side of Earlysville Forest Dr. between Carriage Hill Dr. and Rt. 743 (142 through 146); and lots on the northern side of Quail Ridge Circle (176 through 182). It was explained that property owners should be on the alert with regard to their boundaries and to contact law enforcement if any of their property is disturbed.

The Board has approved the 2017 Rules for the Community Garden.

Region 1: Mark Seago has asked the Board to approve contracting D&D for trimming of trees on common property in Region 1 that impede traffic. He will also contact any Region 1 homeowners that will need to take care of trimming/cutting their own property's trees that are impeding traffic. The Board has approved contracting D&D for common property work needing to be done in Region 1.

Board Positions: The position on the Maintenance Committee is still open.

Treasurer's Report: A new money market account was opened in the amount of \$50,000. This account has no due date and therefore no penalties for withdrawal.

Maintenance: Another survey on projection of costs for dam improvements will need to be done within the next year. Steps are being taken to begin mowing the trails and the cutting back of trees on the trails. New bridges have been built. The spillways have been projected to be holding up for now and this can be looked at again in the future. It was suggested that a landscape architect may be used to review the dams for preventative maintenance. It was also suggested that the State may be able to assist with the evaluation of our dams. The removal of the strangling vegetation in our ponds will need a more serious evaluation and a Richmond company has been contacted.

We have received notice from Aqua Virginia that a leak has occurred. An email will go to homeowners to check their own water lines by checking their meter while their water is off. *[Since this meeting, a homeowner reported the leak which was causing 10,000 gallons a day to be lost. Aqua Virginia has repaired this leak.]* Well No. 10 will need to be built and we are now waiting for Aqua Virginia's proposal and will ask the Board for approval of the easement which will be in the common area near Trillium Drive. It is hoped this will be complete within the next three (3) months.

Spring 2017 Meeting: The homeowners association meeting will be held May 9, 2017 at 7:30 p.m. in the cafeteria of the Broadus Wood Elementary School.

Brian McCay adjourned the meeting at 8:38 PM.

Board Meeting of the Earlysville Forest Homeowners Association

September 20, 2016

Present: Board Members: Brian McCay, Mark Seago, Matt Ascoli, Robin Macklin, Jennifer Dimeo, Jane McQueen, Wendy Adkins and Terri McCay.

Barbara Pascoe was not able to attend.

7:33 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held April 18, 2016 were approved by board members Brian McCay, Mark Seago, Matt Ascoli, and Robin Macklin.

Old Business: Matt Ascoli reported that the service to the pump is done. It is in great shape and the impellor will need to be replaced in the future. The return line was repaired 100%.

Robin Macklin will follow-up with the original contractor who did the initial repair on our dams six (6) years ago but there is no urgent need for any critical repairs at this time. Mr. Macklin will continue to monitor the deterioration of the spillways and a pipe contractor will be contacted for Pond One. Pond Two seems to be the next priority and Pond 4 has a trench that may need to be repaired.

Mr. Macklin has gotten volunteers to help with the cutting of trees that are blocking the trails and Mike McQueen will be able to help in November with continued work on the trail bridges.

Mr. Ascoli has been in contact with Elizabeth Burak, head of the garden committee, to assist with landscaping at the entrances.

The aeration project for Pond One is complete. A discussion ensued regarding the need for other ways to inhibit the growth of the pond shield. A notice will be sent to homeowners to explain the aeration system.

New Business: Updating the contract going forward for the mowing of common areas by D&D was discussed. Areas around all ponds should be bushhogged twice a year, especially to remove saplings and overgrown vegetation.

Board Positions: Matt Ascoli will be leaving his position on the Maintenance Committee by the end of 2016. The need to fill this position will be brought before homeowners in the Fall meeting.

Treasurer's Report: 2017 budget calculations will be done by Mr. McCay and Ms. Dimeo to present before the homeowners at the Fall meeting and sent beforehand to all board members for their approval. Members agreed to adopt the budget resolution, attached to these minutes, for tax year 2015 applying excess membership income to capital improvement and to continue this practice in all future budgets.

Fall 2016 Meeting: It was agreed that the 2016 Fall meeting of the homeowners will be held October 25th at 7:30 p.m. in the cafeteria of the Broadus Wood Elementary School.

Brian McCay adjourned the meeting at 8:48 PM.

RESOLUTION OF EARLYSVILLE FOREST HOMEOWNERS' ASSOCIATION, INC.

Re: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS
REVENUE RULING 70-604

WHEREAS, the EARLYSVILLE FOREST HOMEOWNERS ASSOCIATION is a
Virginia corporation duly organized and existing under the laws of the State of Virginia;

and

WHEREAS, the members desire that the corporation shall act in full accordance with the
rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on
behalf of the EARLYSVILLE FOREST HOMEOWNERS ASSOCIATION:

RESOLVED, that any excess of membership income over membership expenses for the year
ended December 31, 2015, shall be applied against the subsequent tax year member assessments
as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of
X Sept. 20, 2016.

BY: X [Signature]
President

ATTESTED: X [Signature]
Secretary

Board Meeting of the Earlysville Forest Homeowners Association

April 18, 2016

Present: Board Members: Brian McCay, Mark Seago, Matt Ascoli, Robin Macklin and Terri McCay.

7:30 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held February 17, 2016 were approved by board members Brian McCay, Mark Seago, Matt Ascoli, Laura Helminski and Chris Wells.

2016 Budget: A copy of the proposed budget for 2016 was presented to all Board Members. The proposed budget for 2016 was approved.

Board Positions: There have been no volunteers for Treasurer or Architectural Review Chairperson. It was agreed to send out another email blast to residents and to send out flyers. The flyers will contain information about the positions and also include the date of the upcoming homeowners meeting to be held Tuesday, May 10, 2016 at 7:30 p.m. It is planned to pass out the flyers during the first week of May.

Disclosure Packets: Mr. McCay relayed the new procedure for distributing the closing packet requested by residents selling their homes. A notice will go to the Architectural Review Chairperson who will inspect the property, sign the form stating whether or not the property has violated any covenants and email the signed form to our accountant. The accountant will complete the required form stating the property's status on payment of dues and print the full disclosure packet. The packet can then be picked up at the accountant's office. The price for the disclosure packet is \$60 which will be given to the accountant.

Late Fees: An example of a late dues notice to homeowners was passed around to Board Members. A motion was brought forth by Mr. McCay to add a penalty of 6% to outstanding dues as of June 1, 2016. Thereafter, late dues notices will be sent out monthly. For 2017, these late dues notices will be sent out after February 3, 2017. It is noted that our statements will need to be revised indicating this penalty percentage.

Fire Hydrant Pump: Matt Ascoli has found a company to repair the fire hydrant pump. The parts should be in by the end of April and a time for repair will be scheduled.

Fish: More grass carp and other fish have been ordered for ponds one and two. They should be delivered in early-May.

Dam at Pond One: Robin Macklin will research repair of the material slipping away due to eroding rocks from the overflow of Pond One into the stream. D&D Lawn Care will be called to do bushhogging on Dam One to prevent tree growth. The homeowner of 865 Earlysville Forest Drive has a tree getting ready to fall onto the common area at Pond One. *[Mr. McCay spoke to the homeowner and as of April 24, 2016, the tree has been removed.]*

Brian McCay adjourned the meeting at 8:48 PM.

Board Meeting of the Earlysville Forest Homeowners Association

February 17, 2016

Present: Board Members: Brian McCay, Mark Seago, Matt Ascoli, Laura Helminski, Chris Wells and Terri McCay.

Robin Macklin was not able to attend.

7:35 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held February 2, 2016 were approved by attending board members.

Unfiled Taxes: A favorable meeting between Brian McCay and the accounting firm of Hantzmon Wiebel resulted in a motion by Mark Seago and seconded by Chris Wells with other attending board members in agreement to retain the services of Hantzmon Wiebel with a \$2,000 retainer fee. These services will include filing an extension for 2015 and late filings for tax years 2011, 2012, 2013 and 2014.

Bookkeeper: Beth Barnett has resigned as bookkeeper but she will assist during the transition of records to the new bookkeeper. Mr. McCay recommended to the board Devyani Goradia, CPA located at 1024 Carrington Place, Suite 100, Charlottesville, Virginia. Ms. Goradia is a licensed CPA, insured and bonded, with over 20 years of experience. Ms. Goradia will also do an audit and will begin to file our Form 1120H with the IRS beginning for year 2016. All Board members present agreed to retain Devyani Goradia, CPA as the bookkeeper for Earlysville Forest Homeowners Association.

Treasurer: Chris Wells will be resigning as Treasurer. The Secretary will send an email asking for volunteers.

Architectural: Laura Helminski brought up the possibility of sending an electronic copy of the closing packet when requested. This would save time and money. Both Laura and Matt have agreed to look into any disclaimer that may be needed and to search for a website that would allow us to upload the packet for distribution.

Ms. Helminski had been asked to relay to the Board that a notice may want to be written to a homeowner on the corner of Hunters Ridge and Earlysville Forest. There are major renovations being done to the home which is estimated to be concluded by the summer of this year. The suggested letter would indicate that the dumpster and port-a-pot be removed by the end of March, 2016. Ms. Helminski stated her position that she did not believe this was a necessary course of action. All Board members present were in agreement with Ms. Helminski and a letter will not be written at this time as long as the area remains clean.

Fire Hydrant Pump: Matt Ascoli is still seeking someone to repair our fire hydrant pump. He is meeting with someone next week and will relay his findings to the Board.

D&D Lawn Maintenance has contacted Matt regarding another year of service at the same price as 2015. Matt expressed that the price is good and everyone in attendance agreed to stay with D&D for another year.

The erosion issue around the fire hydrant will be discussed at another time.

It is noted that the post holding up the chain on the trail leading to Pond 2 needs to be repaired.

Pond Maintenance: Brian McCay presented a proposal by a resident, John Gaertner, who is very familiar with the aeration that is needed to create a healthy environment for our ponds. The plan is to put in place a diffuser into Pond 1 which will entail a compressor and an underground pipe leading to the pond. This equipment can be placed in the Pump House and the electricity needed to run the pump can be hooked into the existing electrical equipment provided in the Pump House. Mr. Gaertner has agreed to volunteer his labor and the cost of the compressor, electrical hook-up and trenching is an estimated \$1,500. Everyone in attendance at this meeting was in agreement to allow Mr. Gaertner to proceed.

Everyone in attendance at this meeting was also in agreement to continue stocking the pond with the grass carp to help eradicate the water shield.

Water: Aqua Virginia wants to put in another well. This would involve putting in a test well first and they are looking at the area North of Trillium Road. Mr. McCay has noted that this area would be hard to access. All present were in agreement that more information would have to be gathered about the invasiveness of putting in a test well before any agreement by the Board to proceed will be given to Aqua Virginia.

Spring Meeting: It was agreed by all board members present to schedule the Homeowners Spring meeting the 2nd Tuesday in May, 2016.

Brian McCay adjourned the meeting at 8:50 PM.

Board Meeting of the Earlysville Forest Homeowners Association

February 2, 2016

Present: Board Members: Brian McCay, Mark Seago, Matt Ascoli, Laura Helminski, Robin Macklin and Terri McCay.

Chris Wells was not able to attend.

Resident Guest: John Gaertner *(Mr. Gaertner was invited to share his ideas on better management of the ponds. Time did not allow for this presentation by Mr. Gaertner and he will be invited back another time.)*

7:35 PM Brian McCay called the meeting to order. The minutes for the Board Meeting held November 12, 2015 had been approved by the previous board members who attended that meeting: Geoff Alms, Mark Seago, Charlie Bakewell and Chris Wells.

President's Report

Brian McCay opened the meeting by stating in light of the Treasurer's absence, Chris Wells, the budget would not be discussed at this time.

Well No. 7: With regard to Well No. 7, the requested easement has been executed for Aqua Virginia. Dominion Power is also seeking an easement to install power to the well. Dominion Power will draft an easement and provide for our approval.

Covenants: Mr. McCay also relayed his recent communication with a realtor who may be telling perspective homebuyers that the covenants are negotiable and unenforceable. Mr. McCay shared his response to the realtor of the covenants not being a negotiable item and they are enforceable by the Board of Directors.

Unfiled Taxes: The next item of business was to inform the other new board members of the Association's tax filing situation. It was brought to the attention of Brian McCay by the previous President of the HOA that Earlysville Forest Homeowners Association has failed to file taxes for years 2011, 2012, 2013 and 2014.

A meeting had been scheduled by the previous board with accountant Paul Hoffman to review the Association's tax liabilities when filing for the missing tax years, and was attended by Treasurer Chris Wells, Bookkeeper Beth Barnett and new President Brian McCay. The summary as provided by Mr. Hoffman was received with concern by the Board because of his conclusion that a total of \$46,000 was owed in taxes and penalties to the IRS.

A spirited discussion followed among the members concerning the accuracy of Mr. Hoffman's summary, and how the Association should proceed to deal with the issue. To the question of how the tax filings were missed, Mr. McCay related that from conversations with past president Geoff Alms, Treasurer Wells and Bookkeeper Barnett, it appeared that through miscommunication and false assumptions that taxes were being filed, no individual noticed they had in fact not been filed.

At the conclusion of the tax discussion, consensus was reached to have Mr. McCay search for a new CPA firm to handle our taxes and conduct an audit, as well as find a new bookkeeper and report results at the next meeting.

Fire Hydrant Pump: Matt Ascoli is still researching and soliciting for someone to repair the fire hydrant pump.

Trail Bridges: Robin Macklin needs lumber to repair rotted lumber across some bridges on the trail. It was unanimously agreed that Mr. Macklin should purchase the lumber and submit receipt for reimbursement.

Brian McCay adjourned the meeting at 9:35 PM.

Board Meeting of the Earlysville Forest Homeowners Association

November 12, 2015

Present: Board Members: Geoff Alms, Mark Seago, Charlie Bakewell, Chris Wells and Terri McCay. Jack Raymond was not able to attend.

7:30 PM Geoff Alms called the meeting to order. The minutes for the Board Meeting held April 16, 2015 were unanimously approved.

President's Report

The President of the Board, Geoff Alms, will be resigning effective December 31, 2015. There may be a possibility of looking into a management company. Mr. Alms will look into the fee and announce it at the Fall Members' Meeting. It is suggested that an email should go out before the meeting with this announcement.

Well No. 7 had never been put into production because of poor supply. Aqua Virginia retested this well in hopes to get it operating, and it was found to be very productive this time around. They need an easement for piping and installation to put Well No. 7 into operation. The easement would be on common ground/lot.

There was also a discussion of Earlysville Forest now being used as a thoroughfare. Much more traffic has been noted.

Carp was purchased this year and put into Ponds 1 and 2 to help with the overgrowth of damaging watershield on the ponds along with a healthy supply of a variety of fish introduced to Pond 1. It will be considered to purchase Carp again in the next coming year or two and also considering Koi which are also known for eating the damaging vegetation. A license is not required for purchasing Koi.

Pond 2 has again been dammed up by beaver activity. Trappers were called in and 2 beavers were caught. Mark Seago will investigate the chain across the access lane to Pond 2.

There was a break-in reported by a Stillwater resident and police were involved. An email was sent to all residents as an informative and cautionary measure. One resident expressed that they learned there have been four reported break-ins within the past four months and suggested that a police officer come to our next members' meeting to speak. All board members agreed, especially in light of small attendance at members' meetings, having a police officer coming to talk about break-ins would not be necessary. The President has researched the break-ins and was told by authorities they are most unlikely not related; one break-in was by a family member and one may have been a forgetful homeowner not locking their door (nothing was taken from this reported incident).

Regarding Budget:

\$5,000 to \$6,000 a year is going into the reserve fund. Stillwater has paid back the loan for the repaving. Homeowner association dues for Stillwater will be the same 10% increase per year. The remaining Earlysville Forest homeowner dues will remain the same.

Architectural Review

Charlie Bakewell has drafted a supplement to the Earlysville Forest Covenants which he will distribute to the board members for their review, input and future approval. This supplement will update some of the existing architectural requirements (i.e., windows replaced with white trim will be acceptable; the acceptability of solar panels) as well as bring more clarity to existing requirements. It was agreed that the aforementioned white window trim and new white garage doors would be acceptable since this is the usual manufacturer color for these items. Downspouts, shutters and outside facing doors will still need to fit the color schemes allowed in the covenants.

Mr. Bakewell showed us plans for a garage being erected on the property of 1010 Earlysville Forest Drive. The plans incorporate a round window on the front of the structure above the garage doors. It was approved by all board members that a round window could be installed.

Common Area Maintenance

D&D Lawn Care still needs to be contacted regarding the kudzu.

Our homeowners association fall meeting will be held November 24, 2015 at 7:30 p.m. at the Broadus Wood Elementary School.

Geoff Alms adjourned the meeting at 9:00 PM.

Board Meeting of the Earlysville Forest Homeowners Association

April 16, 2015

Present: Board Members: Geoff Alms, Mark Seago, Jack Raymond, Charlie Bakewell, and Terri McCay. Chris Wells was not able to attend.

7:30 PM Geoff Alms called the meeting to order. The minutes for the Board Meeting held November 18, 2014 were unanimously approved.

President's Report

There is a need to recruit new board members for these positions: President, Building & Landscape Maintenance and Architectural Review. This announcement will be made at the Spring Meeting and in email messages to all residents.

Any notice(s) received from Aqua Virginia must be sent to all residents – especially those stating rate increases.

Carp (a fish known to eat the damaging vegetation overgrowing in the ponds) will be purchased. It was decided by all board members present that Pond 1 will be stocked with fish, including the Carp, and Pond 2 would also get a Carp.

Architectural Review

The architectural guidelines need to be updated. This was discussed in light of need for updated color palettes and the question of installation of solar panels. It was decided by all board members that solar panels would only be allowed on roofs of homes and would have to match the roof coloring.

There has been a request for erection of an 8-foot fence that abuts the Kendricks property. Present board members agreed that only a 6-foot fence would be necessary.

Mr. Bakewell expressed concerns about the shed of the roof not matching the roof on the house at 960 Stillwater. The homeowner did get approval for the shed roof but the house roof was done at a later time so roof colors of the two do not match. Mark Seago will replace the roof on the shed to match the roof on the house.

Common Area Maintenance

The kudzu was not taken care of by D&D Lawn Care this past winter when the kudzu is dormant. This will need attention.

Mulching around front gate will be done and was agreed by all members present.

Stillwater

Nothing was reported by Mark Seago with regard to Stillwater.

Our homeowners association spring meeting will be held May 19, 2015 at 7:30 p.m. at the Broadus Wood Elementary School.

Geoff Alms adjourned the meeting at 9:15 PM.