

Emerald Hills Annual HOA Meeting

September 20, 2021

Board Members Present:

Jacques L'Heureux President
Suzanne Reich Vice President
Nicole Baucom Chair Architectural Review Board
Frank Battaglia Secretary

Alex Romano APMS Account Representative

Homeowners/Members in Attendance:

Mary Green	Dolly Maglione	Todd Parks
Julie Slayton	Mona and King Troensegaard	Alex and Wendall Johnson
Reese Smith	David Tibbs	Hank Sprock
Jody L'Heureux	D. Todd Hartman	
Teresa Elia	David Jackson	
Irene and Robert Argiro	LeeAnn and Clark Brule	

Homeowners/Members Online:

Scott Bateman	Sarah Mondoca
Laura LeDuc	Erika Bowling
Mandy Shepherd	Rod Pierce
Kristina Sherrill	Charles Hicks

Meeting was held in person and online. Some homeowners online were unable to fully participate due to some technical issues.

Meeting was called to order at 6:02 PM by HOA President Jacques L'Heureux.
Jacques welcomed all attendees and introduced board members.

Proof of Notices and meetings.

Several notices were sent out over the past year.
Winter and Spring newsletters
BOD Minutes, December 2020, March and June of 2021 and HOA meeting of September 2020.
Emails were also sent from APMS on August 23, September 1, 13 and 14.
Emails also sent by Suzanne Reich VP on August 16, 22 and September 14 to homeowners on the HOA list serve.

First order of business was a description of agenda and reviews of September 2020, December 2020, March 2021 and June 2021 minutes.
Minutes from annual meeting September 2020 were read by Jacques and were approved by Suzanne, seconded by Nicole.

Treasurers Report:

	<u>August 2021</u>	<u>August 2020</u>
Operating Fund	\$10,345.59	\$ 7,661.14
Reserve	\$25,575.43	\$25,549.89
Total	\$36,011.02	\$33,211.03

Per August 2021 statement 10% of homeowners have not paid the annual assessment.

As many may know Brent Adams (former Treasurer) resigned earlier in the year due to a job change and relocation. After some searching Jacques has nominated Todd Parks to fill that position. Nicole has seconded, nomination also approved by homeowner Lee Ann Brule.

Presidents Report:

Jacques presented the proposed bylaw changes with respect to implementing fines for by-law violations. The proposal was met with many questions and much debate. Homeowners have concerns over wording, processes, proposed fines, and some of the bylaw proposals.

Questions raised:

Who makes the decision as to when or how a homeowner is in violation?

How much time is allotted for compliance? Is there an appeal process?

Why is there not a bylaw to address barking dogs?

Why is there not more neighborhood communication?

Many homeowners stated that they did not receive any mailings from APMS. The question was put to the APMS representative Alex who stated that to his knowledge all homeowners had been mailed and emailed all information. Board was also advised that not all homeowners have email. Board will discuss this issue further and address with APMS.

Bylaw change vote was tabled. Board will review bylaw changes and may present them again later using homeowner's input.

VP Report:

Suzanne updated the HOA web and FB page. Also working to update email addresses for those who have them.

Carey Drayton is the new HOA webmaster.

Architectural Review Committee:

Nicole reported that there were no new requests.

Committee wants to remind homeowners that any requests must be submitted using the online form and submitted via U.S. Mail to the PO Box. If there has been no response within 10 days homeowner should follow up with APMS or board.

Election of Directors:

HOA president position will become vacant in 2022. Jacques will step down once a qualified candidate is identified.

New Business:

Re-bid of landscaping contract. Homeowners are encouraged to submit contractor's names to help with this process.

Next steps for front entrance signs,

Board is requesting volunteers to help move forward with a plan. The remaining Junipers should be replaced with Liriopes as had been done last year. During a recent heavy rainfall the stonewall on one side of the entrance collapsed and will need to be addressed as well.

Use of common area fields,

Suggestions are needed to utilize that area better. There have been recommendations for use as a community garden of flowers and/or fruit trees.

APMS will be asked to provide an overview of services and updates etc.

Frank has motioned that the portal is not used for communication. Jacques has seconded.

Construction of an unauthorized shed at 33 Peterson,

Board has received a letter of complaint from an adjacent neighbor. Homeowner appears not to have followed ARC guidelines for application. Shed may be over county regulation size of 256 sq feet. Board and APMS will try and work with both homeowners for a solution and possible relocation.

Several homeowners mentioned condition of neighborhood roads. Roads are maintained by VDOT not HOA. Any road work needed must be presented to the Board of Supervisors who in turn will present a proposal to VDOT for funding.

Meeting adjourned at 7:56 PM