

**Emerald Hills Home Owners Association  
Annual Meeting  
September 19th, 2016**

The annual meeting was held at 6:30 p.m. at the Yancey Fire Station, Fishersville, Va. Terry Weaver, representing APMS called the meeting to order at 6:39p.m. Members of the Board attending, were President, Nicole Baucom, Vice President, John Muire, Treasurer, Jack Cameron, and Secretary, Mona Troensegaard.

**Property owners attending:**

Eugene Higgs	S. Reese Smith	King Troensegaard
Robert Argiro	Melynela Pachs	Laura Leduc
Laura Trenbeath	Webb Thomas	Starke Smith

Minutes of the meeting of Sept. 14th, 2015 were reviewed. Motion to approve the minutes was made by Gene Higgs and seconded by King T. Motion carried.

**Reports of Officers:**

Terry Weaver reviewed the income and expense report for period ending 8/31/2016. His report showed that we have \$38,187.44 in total assets. He projected that after all expenses it would be approximately \$37,000.00 at end of year. Year to date total income was \$9,002.14; of which \$8,129.60 is from assessments. Budget for the year is close to target with the cost of the Liability Insurance being under budgeted. Amount budgeted was \$860.00, actual amount billed was \$1,197.00. The amount budgeted for the year was \$8,550.00.

EHHOA treasurer, Jack Cameron, gave his financial report, explaining that he had sold three separate CD's and put them into the savings account. Jack informed us that the dues would need to be raised by \$5.00 this year, in order to maintain our targeted reserve of \$35,000. This led to a discussion from the floor of the need for this reserve. Jack and other board members offered examples of possible uses. Starke Smith moved to approve the financial reports, seconded by Laura Trenbeath.

Terry Weaver reported that the annual drive through of the neighborhood would take place in October. At that time any violations of the covenants would be noted, and violation notices given. At this time Starke Smith, Architectural Review Committee member addressed the need for maintenance requirements in the covenants.

**New Business:** Jack reported on the erosion problems that had occurred within Section 4, lots 167 & 168. With the help of our Board of Supervisors member, Wendell Coleman, it has been ascertained that the County is responsible for the maintenance of the drainage areas, and will repair the eroded areas.  
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APMS representative, Terry Weaver addressed the need for the revision of our covenants to bring them in line with Virginia laws. He suggested that we use a lawyer that has expertise in HHOA's. There was extensive discussion from the floor concerning the need to revise the covenants. Concern was expressed that we were going to make many new restrictions. The board reassured members that

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changes would have to be voted on and approved by a majority of the homeowners. It was determined that the board has the authority to engage an attorney for the proposed revisions.

Robert Argiro, expressed his concerns about vandalism in Emerald Hills, and possible ways of addressing it, such as a Neighborhood Watch.

Webb Thomas, has an issue with trees and shrubs at the entrance that were actually planted on their property. Mona suggested that we visit the site and assess the situation.  
King Troensegaard moved to adjourn the meeting, seconded by Starke Smith.

Starke then made a motion that we continue to make our yearly contributions to the Yancey Fire Hall and the Fishersville library for the amount of \$250.00 each. Mona seconded the motion. Motion carried.

**Respectfully submitted by:**

Mona J. Troensegaard  
Secretary, EHHOA