

# **Emerald Hills HOA Meeting**

**March 3, 2019**

## **Members Present:**

Jacques L'Heureux, President

Brent Adams, Treasurer

Nicole Baucom, Chair-Architectural Review Board

Frank Battaglia, Secretary

## **Home Owners Attending:**

James Duff	Charles Reynolds	David Jackson
Steven & Cheryl Pianko	Suzanne Reich	Patrick Wagoner
Jack Cameron	Janet Battaglia	Robert & Irene Argim
Tom & Dolly Maglione	Ron Blankenship	Dean Dimotsis
Patrick Maddox	David Bateman	Todd Parks

The meeting was called to order by Jacques L'Heureux at 6:30 PM. Minutes from the December 2, 2018 meeting were handed out and reviewed. The first order of business was to approve the minutes of the December 2, 2018, minutes were approved by Nicole, seconded by Brent.

The meeting was also attended by Sgt Joshua Graves of the Augusta County Sheriff's office to discuss a Neighborhood Watch program. Sgt Graves gave an overview of the program. Some benefits are that it is a national organization, updates would be sent to the HOA president every two days regarding crime in the county and signage for the neighborhood. SGT Graves also advised that everyone in the neighborhood be vigilant and if possible, to leave outdoor lights on at night. Other issues regarding speeding and solutions were also discussed with Sgt Graves.

## **Treasurers Report:**

Account balance as of December 31, 2018

YTD Income     \$12,717.67

YTD Expenses   \$10,100

Operating Fund  \$7,700

Reserve         \$28,000

APMS renewal is due on 04/01/2019. The HOA has been contracted with them since 2015. The APMS fee for their services is \$240.00 per month.

Legal fees for the year were \$2,000

Landscaping fees to Poppy's landscaping were \$4,000

HOA has donated \$250.00 per year to the Yancy fire department for use of their room for meetings. A donation was inadvertently missed for 2018. Board has approved a onetime donation of \$500.00 for 2019.

### **Architectural Review Committee Report:**

Nicole reported that there were two request forms submitted. One for a new fence. One for a new garage door and surround. Both requests were approved.

### **Presidents Update:**

- A- The county has started testing the commons area for compliance with the Chesapeake Watershed. At this time, they have reported that there is no funding available. The project will at some point move forward.
- B- Pot Hole repairs- VDOT has repaired the potholes that were reported to them in December.
- C- Annual yard sale- This year's annual yard sale date has been moved to June 8<sup>th</sup>. In previous years it was held in May.
- D- Landscaping and Sign maintenance- The junipers used for ground cover on the north side appear to be dead and should be replaced or refreshed. A quote from Poppy's landscaping was requested.
- E- HOA bylaws- The bylaws appear to be non-compliant. There are 6 different HOA's which may be due to different building phases. Board will be meeting with APMS to finalize the combination of all.
- F- Property appearance. Property inspections are done in the spring and fall of each year. The spring inspection should be done by the end of April.
- G- Spring Newsletter will be issued at the end of March.

### **New Business:**

The board's vice president position is open to anyone interested in volunteering. The board is also asking for help in assisting Jack with the webmaster duties. The board is also discussing forming a committee for emergency preparedness.

The next HOA board meeting is scheduled for June 2, 2019