

Emerald Hills Board of Directors Meeting
3rd Quarter 2018
September 9, 2018

Board members attending:
President, Jacques L'Heureux
Treasurer, John Murie
ARC, Nicole Baucom
Secretary, Frank Battaglia

The meeting was held at the Yancy Fire Station and called to order at 6:30 PM by Jacques L'Heureux. Seconded by John Murie.

Budget update:

John Murie updated the treasurer report. As of September 9, 2018 the HOA account balance is \$36,563.40. Monies paid out YTD \$7,800.00, received \$10,500.

Current annual assessments were discussed. At this time there will be no planned increase for next year. Also discussed was late fees for late payment of the 2018 assessment since there was confusion regarding the \$10.00 increase for this year. The board will waive the late fee for the 2018 assessment. Also discussed was HOA investments: CD vs. Money Market. There is no planned change at this time. Money will be kept in the MM account.

ARC requests:

Since June 3rd meeting there have been 6 requests. Some were approved right away, others were sent back requesting clarification. Holly Graff has volunteered to serve as the third ARC member.

Entrance sign:

Wiring was found to be broken underground between the north wall where the electric meter is located and the south wall. The damaged wire was confirmed by an Electrician's Inspection. The Board is looking at other options for illuminating (or not illuminating) the south wall sign.

Abandoned properties:

Board is requesting more information from APMS regarding the one property that owner has filed bankruptcy and has stopped mowing the lawn.

Road repairs:

There are several potholes which need to be filled. Jacques L'Heureux has contacted VDOT for repairs.

Traffic and speed:

A request has been submitted with the sheriff's department to again have the speed trailer available. Other options are also being looked at.

Board changes:

The Treasurer position will need to be filled during the next two months. After three years, John Murie has submitted his resignation effective November 1st. We thanked John for his work serving as both VP & Treasurer during the past three years.

Changes to by-laws:

APMS to furnish additional information. Delivery of the draft was expected earlier this year. This is a planned discussion item at the annual meeting with APMS on September 10th.

Tasking for APMS:

The Board will ask APMS to resend letters to homeowners who have not paid the HOA fee. Nicole Baucom will coordinate the date for the fall drive thru with APMS.

Fall semi-annual property inspection:

Questions for APMS as to when and who will doing inspection and how follow ups can be handled. Some deficiencies from last year's inspection have not been adequately handled by homeowners.

County proposal:

The County has proposed using the wetland area located between Molly CT and Peterson PL as part of a countywide and Virginia DEQ Chesapeake Bay watershed program. The Board is requesting more information from the County. This will require further Board review and scheduling a special HOA members meeting with a presentation by the County once more information is available. The County will be applying for a government grant; therefore, this could be a long review and approval process.

New home owners:

Board is looking at ways to increase communications process with new neighbors.

The meeting adjourned at 7:45 PM.

Minutes Submitted by: Frank Battaglia, Secretary September 16, 2018

Reviewed by: Jacques L'Heureux, President October 16, 2018

Approved by: BOD on 12/2/18. Posted as 'Approved' on 12/8/18 by Jack Cameron