

**EHHOA Board Meeting Minutes  
December 4, 2016**

Members Present:

Nicole Baucom, President	John Muire, Vice President
Jack Cameron, Treasurer	Mona Troensegaard, Secretary
Jim Eiland, Chair ARC Committee	

EHHOA Members Observing:

Laura Trenbeath	Verna Johnson
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The meeting was held at the Yancey Fire Hall and called to order by Nicole Baucom at 6:33 p.m. Jack Cameron conducted the meeting at the request of Nicole. Jack requested that we relax the rules of order for the meeting. Mona made the motion to relax the rules of order for the meeting, John seconded the motion. The agenda for the meeting was then distributed to all present. The minutes of the September 18<sup>th</sup> Board meeting were reviewed, Jack made an amendment to the minutes, stating that under New Business it should read, "A committee is needed to work on by laws and covenants that will meet the new Virginia standards". John moved that the minutes be approved, seconded by Jim.

Reports: Treasurer, Jack Cameron reported that the October 31st reports showed a balance of \$38,024.66. He stated that the Income and Expense report was verified and reconciled with APMS. He presented a chart showing the income from dues from the years 2009 to present, the objective being to maintain a targeted reserve of \$35,000. Jack also reported that the year-end adjustments should be minimal and the contract for the mowing and landscape maintenance should not change considerably. He reported that we have seven owners that have not paid their 2016 dues, of those seven; three have been in arrears for two or more years. The total dollar amount of the arrears is \$1075.00.

Jim Eiland, reported briefly on the activity of the Architectural Committee. He stated that most of the requests were for additions or work on the back of properties, and the committee was responding quickly to the requests. He said that Starke Smith had been very instrumental with the processing of requests while he was ill.

There was nothing to report concerning the Website, which is maintained by Jack. Jack reported that at this time 3 properties are for sale in the HOA.

Mona raised the issue of the trees and shrubs that were planted on the property of Webb Thomas by the developer: she would like us to take a look at them, not sure if she wants them removed or trimmed. But we had agreed at the annual member meeting to consider her request. Architectural committee to follow-up on this review, Mona and Jim to contact her. Jack gave an update on the Section 4 soil erosion area, it has been ascertained that the county is responsible for the maintenance of the area. They have recently done some trimming in the area.

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At a previous BOD meeting and at the annual meeting discussion was held concerning EHHOA bringing their bylaws and covenants up to the requirements of the state laws governing such organizations. The estimated cost would be approximately \$1000.00 Mona made the motion that we form a committee to research the steps required to update our bylaws to the standards required by the state. The motion was passed to form such a committee. The committee will consist of John Muire, Laura Trenbeath, Verna Johnson and Jim Eiland.

Jim Eiland brought up the need for a Welcome committee, Jack agreed that it was important to get the information of new residents. Mona and Jim will form the Welcome committee.

Jack reported on the recent vandalism of the lighting at the main entrance signs. They were repaired and then vandalized again on November 21<sup>st</sup>. Cameras were suggested, but deemed not feasible. Jim volunteered to fix the lighting. John made the motion that Jim fix the lighting, motion carried.

Dates set for 2017 board of directors meetings. Sunday, March 5<sup>th</sup>, June 4<sup>th</sup>, September 10<sup>th</sup>, and December 3<sup>rd</sup>. Annual member meeting will be September 11, 2017.

Open Forum: Laura Trenbeath discussed the formation of the bylaws committee and who would serve on the committee. Discussion followed of the importance of updating bylaws and covenants. Laura raised questions about the articles of incorporation. Further discussion of the articles of incorporation, and the bylaws followed.

Executive Session: The board discussed placing liens against those three properties that were several years or more in arrears. The motion was made and passed unanimously to move forward with the liens.

The board also discussed and agreed that in the future we would send courtesy letters instead of emails to property owners concerning violations.

Jim moved to adjourn the meeting, seconded by Nicole, motion carried.

Jack declared the meeting adjourned.

Respectfully Submitted by,  
Mona J. Troensegaard  
Secretary, EHHOA