

EHHOA Minutes of Board Meeting
September 18, 2016

Attending Members:

Nicole Baucom

Jack Cameron

John Muire

Mona Troensegaard

The meeting was held at the home of Treasurer, Jack Cameron. President Nicole Baucom opened the meeting. The minutes of the June meeting were read and approved. The treasurer gave his report on the financial standing of the HOA. Balance of First Bank and Trust account 8/31/16 \$7588.71. Jack reported that the Financial statements from APMS were late and contained some errors, mainly due to a complicated split of the cost of the disclosure packets (we get \$100.00/packet) Balance of savings account (transfer of 3 CD's.) \$30,800.00. Jack also reported that the customer lists from APMS with member's contact information was not kept updated. He stated the necessity to raise the 2017 dues by \$5.00.

Jack then gave an update on the soil erosion problems in Section 4. He worked with the County engineer, Jeff Van Flossen, to repair the easement erosion. The County fixed it, they filled it and planted grass, and it washed away; so now it is a problem again. County then said that the easements were not their responsibility. With the help of our Board of Supervisor, Wendell Coleman a deed agreement from 1999 was found that states that the County is responsible for the easements in Section 4. (This is just the two ponds?) Our contractor quoted a price of under \$500 to put in Rip Rap correctly.

In October there will be another drive-thru of the neighborhood. There will be new letters going out to those found in violation of the covenants. Discussion was held about the wording of the letters, and questioning if there was some way to set a less harsh tone to the letters.

New business: A committee is needed to work on covenants that will meet the new Virginia standards. We would need legal advice on this to ensure that we were in compliance with the new laws. We need to get an estimate; Jack thought that it could be done for less than \$3,000.00. Vote might be obtained by proxy. This will be taken up at a future board meeting. Reminder of Annual Members meeting on Monday at the Fire Hall, time was changed from 7:00p.m to 6:30 on notice that went out from APMS. With no further discussion, meeting adjourned at 7:45.

Respectfully Submitted,
Mona J. Troensegaard, Secretary