

Emerald Hills Annual HOA Meeting September 10, 2018

Attendee List:

Homeowners:

S. Reese Smith	Mindy Reynolds	Charlie Reynolds	Ron Blankenship
Teresa Elia	Robert Argiro	Irene Argiro	Heather Dalton
Tom Maglione	Dolly Maglione	Jack Cameron (Webmaster)	

Board members:

Jacques L'Heureux, President
John Murie, Treasurer
Frank Battaglia, Secretary

APMS: ~~Paige Stough~~ Paige Stough

The meeting was called to order by Jacques L'Heureux, HOA Board President at 6:32 PM. There were 15 members in attendance. The first order of business was to approve the minutes of the 2017 Annual meeting. Copies of the minutes were handed out. Two attendee names were omitted from last September's meeting minutes and will be amended. Minutes were approved as amended.

Report of Board Members:

Treasurer Report:

John Murie reviewed the income and expense report for the year ending August 31, 2018. The current balance is \$37,352.22. Currently there is \$700.00 in outstanding dues. Most of the expenses for the year have been for landscaping. APMS sends letters to homeowners who have not paid and has placed property liens on residences with high past-due account balances.

Architectural Review Committee:

The Chairperson from the ARC was unable to attend; however she reported during the quarterly board meeting held on September 9th that there have been several Property Improvement Modification Requests submitted during the past year. Six requests were received during the summer, all requests submitted this summer have been approved. The ARC has one new member. Holly Graft has volunteered to serve as a member of the ARC.

Board President Report

Entrance Sign update: Entrance sign is currently only illuminated on one side. Board had a licensed electrician to look into problem. There is a voltage leak underground (probably under the road) which will require additional work. Currently the entrance light on the south side wall is not illuminated. Due to a potential high repair cost to replace the underground cable, the Board is looking into other options such as solar lighting or not illuminating the south side sign.

Bylaws Update: Updating bylaws is in process. APMS has been working on this for several months. According to Jacques L'Heureux updating the entire package of covenants and by-laws is a goal for next year. The by-laws are out of date and need to be brought into compliance with current Commonwealth of Virginia requirements. A question was raised as to whether all new homeowners are aware of the bylaws and were receiving all paperwork referring to bylaws and covenants. APMS stated that by law the paperwork must be included prior to the time of the property sale. The one new homeowner who recently moved into the neighborhood commented that she had to pay \$300.00 at the time of closing for a copy of the bylaws and covenants. There was discussion regarding at what point during the purchase and closing process the prospective home owners should receive a copy of the covenants and bylaws. Perhaps the realtors need to provide a copy well before the day of closing. This remains an open action item.

Speeding violations: Concern was again raised by homeowners in regards to cars speeding especially on Wyndham Hill Drive and Emerald Hill Drive. Board has requested the speed camera from the Augusta County Sheriff's Office and has contacted VDOT regarding other options.

Common Area Landscaping: Augusta County has approached the Board regarding the wetlands area located between Molly CT and Peterson PL. The County is looking to add a special use retention pond for the Chesapeake Watershed. More information has been requested from the County. The Board may request a presentation by the County at a special HOA meeting once more information regarding the County and Virginia DEQ proposal is available. This has the potential of being a win-win situation if the County takes over maintenance of a portion of the landscaping costs which could save money on the overall common area landscaping expense. Homeowners will be kept informed once more information is obtained.

Board of Directors Changes:

Treasurer: John Murie is stepping down as Treasurer after 3 years serving initially as VP and as Treasurer during the past year. The effective date is expected to be November 1st. The board would like to thank John for his work. A request for volunteers was made at the meeting for someone in attendance to take over as Treasurer. There were no volunteers on that day.

Webmaster: Jack Cameron would like to have some help with the webpage. Anyone interested in helping or taking over management of the webpage completely can contact the board.

Property Manager's Report

APMS will be conducting the annual fall inspection, date has not been set. Homeowners at the meeting did voice concern regarding the tone of previous letters. APMS was tasked with modifying the existing inspection deficiency letters.

Meeting was adjourned 7:45 PM proposed by Jacques L'Heureux, seconded by John Murie

Submitted by: Frank Battaglia, Secretary September 22, 2018

Reviewed by: Jacques L'Heureux, President October 17, 2018