

Emerald Hills Annual HOA Meeting

September 09, 2019

Board of Directors Present:

Jacques L'Heureux, President
Nicole Baucom, Chair-Architectural Review Board
Frank Battaglia, Secretary

APMS Management Representative: Paige Stough,

Home Owners in Attendance:

Jean Smith	Suzanne Reich	Mindy Reynolds
Stark Smith	Ron Blankenship	Robert Argio
Charles Reynolds	David Jackson	Irene Argio
S. Reese Smith	Nicole Baucom	Frank Battaglia
David Bateman	Jacques L'Heureux	Janet Battaglia
Heater Dalton	Dolly Maguire	Jack Cameron
Dean Dimotsis	Cheryl Pianko	

The meeting was called to order by Jacques L'Heureux at 6:35 PM. Minutes from the annual meeting held on September 10, 2018 were handed out and reviewed.

The first order of business was to approve the minutes from the September 10, 2018, minutes were approved by Stark Smith, seconded by Jack Cameron.

Treasurer's Report:

The Treasurer, Brent Adams, was out of town on business and could not attend the meeting; nevertheless, a few days prior to the meeting he provided a copy of the expense summary report chart to Jacques which showed expenses incurred for 2019 as of July, 2019. A copy of this expense was report handed out to attendees and reviewed by Jacques.

As of July the checking balance was \$9,065.95. The reserve balance was \$28,965.83.

Augusta County Sheriff's Office:

The meeting was attended by Sgt. Aaron Wills of the Augusta County Sheriffs office to discuss homeowners' concerns. Homeowners expressed the need for more speed control monitoring especially during the weekday morning hours of 7:00 to 9:00 AM and afternoon hours of 3:00 to

10/10/19 Submitted by Frank Battaglia

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5:00 PM. Sgt Wills stated that there has been radar set up but with limited manpower at times it is difficult to have a dedicated schedule. Another suggestion was made to send a letter to the County Board of Supervisors with homeowners' concerns. HOA board will take under advisement.

There was also a request for a stop sign to be added. VDOT must be contacted for signage. The Board will contact VDOT to initiate a traffic study as a first step.

Approval of Changes to the HoA Bylaws:

All six of the proposed bylaw changes were approved. The homeowners in attendance plus the proxy voting forms received prior to the meeting resulted in achieving a 10% quorum to approve each of the bylaw amendments. The voting results were as follows.

Amendment A. (The fiscal year of the Association shall be the calendar year beginning on January 1st of each year. Annual assessments are due in July of each year) **22 Yes 2 No**

Amendment B. (The annual member's meetings shall be held each year for the purpose of electing Directors and of transacting any other business authorized to be transacted by the members.) **22 Yes 2 No**

Amendment C. (*deletes the statement: "Notice of meetings may be waived ... Notice shall be provided to homeowners at least fourteen days advance on any annual or regularly scheduled meeting and at least seven days in advance of any other meeting.*) **23 Yes 1 No**

Amendment D. (Signing of checks must be approved (signed) by at least two Directors) **22 Yes 2 No**

Amendment E (Use of the HoA debit card is for official HoA expenditures only and must be approved by at least two Board members. (expenditure tracking shall be by use of a Purchase Order Numbering System) **23 Yes 1 No**

Amendment F. (Short-term home rentals is not permitted in the neighborhood. This specifically refers to rentals of less than 3-months (similar to AirBnB, Vrbo, HomeAway, etc). This does not pertain to agreements as part of changes to home ownership. The selling home owner may rent to a prospective buyer for a short period of time until the sale is completed, not to exceed 3 months. The above mentioned 3-months also applies to the departing home owner renting back the residence after sale of the home.) **22 Yes 2 No**

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Architectural Review Board:

Nicole reported that there were four requests submitted, Driveway extension, tree removal, deck cover with shingles, fence installation. All have been approved.

Stark has contacted VDOT regarding potholes and road conditions in the neighborhood. Funding is not available at this time and it was suggested to him to contact local state representatives for help.

Fall drive through for property inspections is scheduled for November 5th.

Presidents Report:

Entrance signs: Board has received a quote and will be contracting with Village Garden Center to landscape north side sign. Quote was for removing Junipers, landscape fabric and mulch (or stone). Plants will be replaced with ground cover, new fabric and stone base. Cost for removal and replacement is \$2,000. Board is also looking into solar lighting to replace nonfunctional existing light on the south side entrance sign.

Landscaping: Largest HOA expenditure is for landscaping. Current year spending for service is \$4,000. Payments are made in two installments one of \$2,000 before season and second of \$2,000 in the middle of season. Board is looking into putting landscaping services out to bid for next year.

Common Area: Jacques has been in contact with the county regarding the wetlands near the common area. Plans are currently on hold until state funding is available.

Property Manager's Report (APMS)

Homeowners asked about criteria for spring and fall drive through. All properties are looked at for mold, overall condition, lawn maintenance, vehicles, trailers and shutter condition if applicable. Question was also raised that some had sent emails to APMS with no response. Emails can be sent to Paige Stough, paige@apms.va.com

Open Issues

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Road conditions on Wyndham Hill entering Emerald Hills. Stark Smith has contacted VDOT regarding potholes too patch and pave.

Overnight parking on neighborhood roads.

Landscaper's trucks and equipment blocking roads when maintaining properties.

Board is still looking for a vice president. Nominations or volunteers are welcome. We are also still looking for someone to assist Webmaster Jack Cameron. (Subsequent to this meeting Suzanne Reich volunteered at serve as VP)

Meeting was adjourned at 7:55 PM

Submitted by Frank Battaglia

October 10, 2019

10/10/19 Submitted by Frank Battaglia

10/20/19 Posted on website as 'unapproved' by Webmaster, Jack Cameron