

**CLAIRMONT MANOR HOMEOWNERS' ASSOCIATION, INC.  
P.O. BOX 371, CULPEPER, VA 22701  
www.clairmontmanor.com**

*- A Covenant Community -*

**2014 Annual Meeting Minutes**

**3/11/14, 7:00 PM – 8:05 PM, at Culpeper Regional Hospital, Culpeper, VA**

The meeting was called to order at 7:00 PM. The meeting was chaired by President, Leslie Probst. In attendance were Officers Leslie Probst, Ray Bowman and Page Timberlake; Directors Leslie Probst and Chuck Suter. Members: Matthew LaRoche, Mike Heard, Jack Inskeep, Jim Underhill, Roger Morton, Alan Myers, Fred Ayers, Butch Fettig. There were 10 voting parties present, not constituting a quorum of the members (**38 is a quorum**). The meeting proceeded with the understanding that it lacked a quorum and that any matters voted on would also be mailed to the non-attending members to secure a quorum vote.

An Agenda, a copy of the 2013 Finances, and a copy of the 2014 Budget were presented to each attending member. A copy of each is attached hereto. These minutes are recorded in order of the Agenda.

Present 2013 Accounting: After members reviewed the 2013 Accounting, several questions were answered and clarifications were presented. The Treasurer, Ray Bowman, went over each line item answering questions as they arose.

Present Approved 2014 Budget: Members reviewed the 2014 Budget. The Treasurer shared that the Board of Directors meets annually in December to adopt the year's budget. The proposed budget is created by the Treasurer based on the previous years' actual expenses.

Present 2014 ACC Status:

ACC members were all present and they went over the procedure that needs to be used if any homeowner has any concerns they would like to address with the ACC committee.

Elect Board of Directors: Due to the lack of a quorum at this meeting, we proceeded with nominations and voting for the Board of Directors with the understanding that a mail-in-ballot will be required for members not in attendance.

Members present at the meeting who are not currently serving were asked if they were willing to serve on the Board. Fred Ayers volunteered to serve on the board and will take the place of Chuck Suter, who resigned from the Board. The following members

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were nominated, the nominations were seconded and carried with no opposing votes, 10 favorable votes, and these nominees are willing to serve as **Directors: Veronica LaRoche, Dencil Johnson, Fred Ayers and Leslie Probst.**

These individuals will serve as acting Directors until the required votes are secured. A mail-in-ballot will be sent to all members not in attendance at the meeting.

Open Discussion

A discussion was held regarding the Broyles complaint about the fire pit and smoke as a nuisance. Mr. Probst made several suggestions about a peace offering to the Chestnut family and to offer to move the fire pit, stones and woodpile. Almost all in attendance said we really don't have any recourse. That is what I reported to the Broyles.

I did note to the Broyles (21 Feb, 2014) that the board will attempt to get the covenants updated at some point in the future.

The ACC Butch made mention about the covenants not prohibiting outdoor fireplaces or fire pits at the meeting. We did discuss this point. Also, Mr. Jack Inskeep said that the Culpeper County authorities told there no violations of any county codes and the Chestnut family is aware of this.

Adjourn Meeting

There being no further business before the Board, the meeting was adjourned at 8:05 PM.

Should you have any questions, please contact Page Timberlake Secretary, at (540) 727-8807, [page.timberlake@greenfiber.com](mailto:page.timberlake@greenfiber.com).