

# CREEK'S EDGE AT STONY POINT TOWN HOMES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING  
VIRTUAL

**Tuesday, October 5, 2021**  
**5:00 pm**

President – Larry Dahn (2021)  
Vice President – Anne Nelson Morck (2023)  
Director – Rob Tait (2022)  
Treasurer – Roseann Salasin (2021)  
Secretary – Melissa Eager (2021)

## MINUTES

### **I. CALL TO ORDER (President):**

President Larry Dahn called the HOA meeting to order at 5:10 pm.

### **II. ROLL CALL and QUORUM STATUS (Secretary):**

At the clubhouse, in attendance: Larry Dahn – President; Anne Nelson Morck – Vice President; Rob Tait – Director; Melissa Eager - Secretary; Dave Hering – Managing Agent; Janet Carter - Homeowner/Social Committee Chair; Mike McCabe - Homeowner/Electrical Committee Chair; Joe and Susan Persyzk - Homeowners; Rick Bream - Homeowner; Josh Sessions - Homeowner; Sharon Talarico - Homeowner/Landscaping Committee Co-Chair; Karen Bennett - Homeowner/Webmaster; Patty Pryor - Homeowner; Sharon Benedict - Homeowner/Landscaping Committee Co-Chair; Bob Camire - Homeowner

Virtual, in attendance: Roseann Salasin – Treasurer; Pat Rollins – Homeowner; Mick Massell – Homeowner; Louise Gallagher – Homeowner; Fran Farmer – Homeowner; Ken Wilson - Homeowner; Debby Cohen – Homeowner; Betsy Kapsak - Homeowner; Lee Chaharyn - Homeowner; Pat Mohr - Homeowner; Tom Byrd - Homeowner; Laurie Carter - Homeowner

### **III. APPROVAL OF MINUTES**

- A. August 24, 2021: Rob Tait made a motion to approve the minutes; Anne Nelson Morck seconded the motion; the motion passed unanimously.

### **IV. BUILDER REPORT**

Update from Jason Moneymaker via Larry.

9465 is getting the trim out over the next couple of weeks. Appliances are on site and ready for install. We have cabinets, flooring, tile, countertops, etc. Landscaping (Kenney's) will be completed end of this week and beginning of next. We will be staging the first unit in the next couple of weeks and look forward to opening for business. The other units are a bit further from completion but with the shortage of labor and materials we thought it was important to concentrate on getting a model ready to show. We also have someone very interested in the single family homes as mentioned before, they will meet us on site Thursday to meet the architect and discuss possibilities. Please feel free to reach out with any questions to any board member.

## V. HOA REPORTS

### A. President (Larry Dahn)

- Rumor has it per 'Richmond Bizsense' that Stony Point Fashion Mall is back up for sale. Please help the community follow the news via Richmond Bizsense & Richmond 300. Last time the mall sold for \$72M to Starwood Properties. The mall is currently 67% occupied.
- Project – Painting of our parking spaces we anticipate quotes for this project by our next board meeting and then a vote.
- We're finalizing our painting project which is targeting a multi-year contract; to include power washing every three years, moving painting to every 8 years – except for the LeGault homes which have a 15-year warranty – so the 8th year would be calking and painting of the trim of those homes. Looking to replace 24 homes that have wood railings with vinyl as a 2–3-year project – those that wouldn't get replacement would get painted.
- Two NTS concerns – with updates: We provided NTS with a solution to the walking gate and NTS is contacting their concrete company for recommendations. They are also planning to send out a reminder to their residents to shut the gate behind them and request we do the same. The gate screen was verified operational. It's not very bright and enters a 'sleep mode' after a period of time with no activity so you have to click a button to brighten it up. They have noticed over time that the screen is increasingly getting pixelated and sometimes will even have missing lines so they are having the gate company price out a replacement screen.
- Please listen to the Landscaping committee report as it will be very informative. We have some great up-coming activities – 'save the dates' Saturday October 23rd and Saturday December 11th – pay close attention to the Social committee update.
- As a reminder we have 3 upcoming board positions open and all three board members will be running for those positions; there will be an open period for anyone in the community to also nominate for these positions.
- This next item is for board members but wanted homeowners to hear. Jason has a potential buyer interested in purchasing both lots to build one villa home. Details will follow if this continues to move into a potential home sale, the down side would be the loss of one home site HOA dues.

### B. Treasurer (Roseann Salasin)

As of August 2021:

#### **Assets/Investments:**

Reserve asset accounts totaling \$314,762 are invested with TIAA Bank and MoneyOne FCU:

\$45,184 in a TIAA bank CD earning (.095%) which matured and will be rolled over to a higher earning certificate in MoneyOne FCU;

\$5,520 in checking accounts (.20%);

\$87,912 in a money market reserve account earning (.15%), from which reserve expenses are paid;

\$50,132 in MoneyOne FCU certificate earning (.60%) maturing 3/26/22;

\$100,047 in MoneyOne FCU certificate earning (.69%) maturing 8/6/22;

\$25,967 in MoneyOne FCU MM/Business Savings accounts earning (.05%). This will be transferred to a higher earning certificate when we amass \$50,000+.

Low-interest rates on CDs are indexed to the Treasury fund which is currently forecasted to remain low.

Operating Checking account balance of \$25,589.

Paint Fund money market account balance of \$26,301.

Accounts Receivable of \$14.

Now that the last CD has matured at TIAA bank, I intend to close the TIAA account.

As mentioned previously, the plan is to stagger our investment in certificates to have access to funds and flexibility should rates begin to trend higher.

**Operating Income/Expense:**

Net operating income for the month of August 2021 was (\$1042), \$5,987 net excess expense.

August revenues were \$26,070, \$728 under budget reflecting fewer closings than anticipated of new homes. This deficit will continue to grow as home sales are delayed. Keep in mind, individual home expenses such as trash removal, landscaping, etc are also less.

August expenses were \$27,112, \$5,259 over budget.

Major expense categories over budget:

Clubhouse and Pool \$305;

Landscaping, Maintenance and repairs \$3,380;

Reserve contribution \$139. This was to adjust last month's deficit. We are back on track to contribute the annual amount specified in the reserve study.

Utilities \$1,434 reflecting timing differences of actual versus budget for irrigation water, partially offset by trash collection for unsettled homes and electricity.

Net operating income Year-to-date August was \$(14,149), \$2844 excess revenue primarily due to credits for overpayment of utilities in December, low usage due to COVID, and timing differences of budget versus actual expenses planned in the coming months, offset by over budget items anticipated to date, namely:

Insurance ~\$(5345) (D&O insurance and 2022 payment which will be paid in December);

Termite Bond (\$800);

2021 NTS billing reconciling 2020 and estimated 2021 (\$5,200);

Delayed new home closing ~ \$(4487) less revenues net of estimated delayed associated expenditures.

Finally, I previously mentioned initiating a query to the City of Richmond to understand why we are paying a "stormwater utility fee" since our storm drains flow into the detention pond to the creek, consequently not processed by the city. We were recently informed that as long as we have impervious services, we must pay a stormwater utility fee; however, with the detention pond, we are eligible for a multi-family credit up to 50% of the fee. They have agreed to grant us the full 50% credit going forward. I'd like to give a SHOUT OUT TO SUSAN PERSZYK, who during her review of our pond mentioned that the storm water drains flowed into the creek.

Our repair/replacement reserve is funded in accordance with the 2021 reserve study recommendation. To maintain our funded status, the study suggests an increase in monthly dues allocated to the reserve from \$47 to \$51 per month per unit beginning January 2022.

### **C. Social Committee (Janet Carter)**

Oktoberfest is **October 23 at 6 pm** and by the time of this meeting an email invitation has gone out to the community with all the important information! As in August, it is an outdoor event and a casual evening for fun, food and fire pits! Neighbors need only bring their beverage of choice and a chair - we will supply the hotdogs, chips and treats. Please RSVP to [annenelsonmorck@gmail.com](mailto:annenelsonmorck@gmail.com) - we don't want to run out of hotdogs! Family and friends are welcome. (There is a rumor that one of the door prizes is a free massage).

Save the Date: A Christmas Walk, Saturday evening December 11. Stayed tuned for further details.

Our next meeting will be Thursday, November 4 at 6:30 pm at the Clubhouse. We encourage all to join us!

### **D. Covenants Committee (Debra Markel/Kathy Allen)**

Nothing new to report.

### **E. Landscaping Committee (Sharon Talarico/Sharon Benedict)**

Thank you to all committee members.

Subsequent to an RFP process, two year contracts were awarded to Kenney's Landscaping and Richmond Irrigation, contingent on performance. So far, both companies have been understanding and responsive.

Postpone any tree replacements until Spring 2022 so that Richmond Irrigation can advise whether irrigation is appropriate for those areas.

Kenney's advised to have the knock out roses in the North end trimmed this Fall.

Discussion about the overall appearance of the Boulevard - the Boulevard median looks full of moss and the ground is dried out near the new perennials. Future plans to create a list of lawn remediation to discuss with Noah Kenney and get him to quote fully amending both end caps for placement of seasonal annuals.

HOA considering landscaping the area behind 9401-9423 CSC and to partially reimburse residents of 9425-9439 CSC who paid out of pocket to landscape the area behind those townhomes for which the HOA has responsibility.

LS recommendation to remove all plants around the interior of the pool area and to hardscape all areas to the fence. Recommendation was to complete this work in conjunction with resurfacing of the pool scheduled for this winter.

\*Bob C., homeowner @ 9534 CSC, expressed concern of the diseased crape myrtle in front of his home causing stains on the railings and sidewalks. Also expressed a bee concern. Wants to trim or cut tree and/or hire someone to cut - would this be acceptable? Frustrated this specific tree hasn't been addressed. Larry and LC will address with Bob. Anne Nelson and LC understood his concern and suggested addressing this concern individually.

Shout out to Deb Batterson for the landscaping drawing of the Boulevard which will be very useful to the upcoming meeting with a landscaper designer.

**F. Electrical Committee (Mike McCabe)**

Fountain project is complete. Electrical work will be completed next week. There are outlets at the bridge entering community for Christmas lights.

Gas lights entering neighborhood:

3/4 completed, last one will be completed soon.

**G. Webmaster Committee (Karen Bennett)**

Website is updated.

**H. Managing Agent (Dave Hering)**

Email will be sent soon for a call of nominations for 3 Board positions.

**VI. OWNER COMMENT PERIOD**

Joe P. - will tree company be looking at roots? Sharon is aware of root issue.

Bob C. - can he pay for the crape myrtle to be removed in front of his home? Again, expressed frustration. Trimmed for the 1st time just recently and Larry/LC will address with Bob individually.

**VII. UNFINISHED BUSINESS**

- A. Deed of Easement and Maintenance Agreement (NTS) - keep as OPEN item for next meeting.

Consideration of our burden on the shared entrance with NTS is ongoing. As previously mentioned, the contract was signed in perpetuity and allows NTS to direct activities/spend funds for which we pay 40% with no input from us.

In addition to expenses associated with the shared entranceway, we pay \$100/mo, plus electricity and repairs for the trash compactor and are also obligated to pay 40% of future replacement which per the 2021 reserve study is estimated to be ~\$40,000 (our share). The trash compactor is only for home waste, similar to our trash removal service, it is NOT a dumpster for large items.

As approved in last month's board meeting, we have notified NTS that we wish to amend the agreement and discontinue use and obligation for the trash compactor. We have no legal remedy to amend the agreement, and they likely will say no, but we felt it's worth a try. We will keep you posted on their response.

- B. Pool furniture quote

Rob Tait made a motion to approve the Criterion, Inc. Outdoor Furniture Repair quote of \$4,047.49 from the reserve funds; Melissa Eager seconded the motion; the motion passed unanimously.

C. Pool replaster quote

Reviewed both pool replaster company quotes. Work will begin Winter 2022.

Anne Nelson Morck made a motion to approve the Pool Guy LLC quote to replaster the pool not to exceed \$26,000 from the reserve funds; Melissa Eager seconded the motion; the motion passed unanimously.

D. Detention Pond Inspection (Susan)

Engineer came out recently to inspect detention pond - good news, detention pond is functioning as designed. Inspection report had a few recommendations - the shrubbery around dam needs to be trimmed, the riser in the pond needs to be cleaned out periodically, the western side in-flow needs to be filled in with some stone. This work will be addressed with Kenney's.

E. Parking Rules/Towing contract - keep as OPEN item for next meeting.

Rules and Regulations - update verbiage. Add to the verbiage - "Vehicles parked on the street without moving for 14 days will be considered abandoned and will be towed at the owner's expense. Such vehicles will be tagged with a 72-hour warning notice prior to towing."

Nothing was voted upon. Concern from several homeowners about this update.

## **VIII. NEW BUSINESS**

A. Grounds/Snow contract

For the purpose of this meeting, the LC reviewed several vendors for landscaping and irrigation companies.

Roseann brought up a concern of the snow removal policy with the language of 3+ inches under "definition of snow event" - this is only a guideline and will be at the best judgement of a member of the Board to make final decision of snow plowing.

Rob Tait made a motion to approve Kenney's Landscaping Quote (grounds and snow contract) of \$60,324 for 2022 and \$60,324 for 2023; Anne Nelson Morck seconded the motion; the motion passed unanimously.

Roseann Salasin made a motion to approve a not to exceed \$1000 to Kenney's Landscaping to mow the detention pond area in late October or early November; Melissa Eager seconded the motion; the motion passed unanimously.

B. Irrigation contract

Need to terminate Layman's Irrigation. Richmond Irrigation is a 2 year contract.

Rob Tait made a motion to approve Richmond Irrigation contract for 2022 at \$4,670 and for 2023 at \$4,670; Melissa Eager seconded the motion; the motion passed unanimously.

C. Pool service contract

Anne Nelson made a motion to approve \$270/mo contract for Pool Guy LLC for pool service; Melissa Eager seconded the motion; the motion passed unanimously.

D. Quote for balconies

9413-9423 townhomes need additional joist hangers for the back balconies. This is a safety concern.

Rob Tait made a motion to approve \$3500 from reserve fund to pay for the balcony work; Anne Nelson Morck seconded the motion; the motion passed unanimously.

E. HOA Responsibility for owner's trees/shrubs

When a homeowner wants to replace or add a shrub/bush, it needs to go through Covenants Committee, and then that addition will be maintained by Kenney's. Dave will review rules and regulations to see where this is addressed and may need to update verbiage.

F. Pool area expansion - keep as OPEN item for next meeting.

Possibility to pull shrubbery in fountain area and expand the pavers. Pull out shrubbery in pool area and expand pavers and level out current pool pavers. This would also include pulling the honeysuckle around the pergola and providing additional shade options. Additional umbrellas would be needed. Roseann needs to see if this would be accounted for from the reserve study.

G. Community meeting with City Council Kristen Larson

Mike McCabe has been communicating with Kristen. She is interested in coming to meet with us. We will coordinate meeting time with her and communicate with community,

- IX. **NEXT MEETING DATE: Tuesday, October 26, 2021 @ 5:00 pm. Annual Meeting Tuesday, November 30, 2021 @ 5:30 pm. Location TBD. No meeting in December.**
- X. **EXECUTIVE SESSION - N/A**
- XI. **Return to Open Session - N/A**

- XII. **ADJOURNMENT** – Rob Tait made a motion to adjourn the meeting; Anne Nelson Morck seconded the motion; the meeting adjourned at 7:11 pm unanimously.

*Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator Jessica Crump (378-5000x232)–[jcrump@communitypartnersva.com](mailto:jcrump@communitypartnersva.com) Residents are welcome to address the Board during the Owner Comment segment of the meeting. This segment is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the meeting. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Please observe Robert's Rules of Order.*