

CREEK'S EDGE AT STONY POINT TOWN HOMES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

**Wednesday August 24, 2022
5:00 pm**

President – Larry Dahn (2024)
Vice President – Anne Nelson Morck (2023)
Director – Rob Tait (2022)
Treasurer – Roseann Salasin (2024)
Secretary – Melissa Eager (2023)

MINUTES

I. CALL TO ORDER (President):

President Larry Dahn called the HOA meeting to order at 5:03 pm.

II. ROLL CALL and QUORUM STATUS (Secretary):

Meeting, in attendance at Clubhouse: Larry Dahn - President; Anne Nelson Morck – Vice President; Rob Tait – Director; Roseann Salasin - Treasurer; Dave Hering – Managing Agent; Janet Carter – Social Committee Chair; Joe Perszyk – Homeowner; Judy Beheshti - Homeowner; Sharon Benedict - Landscaping Committee Chair; Dan Apple - Webmaster; Mike McCabe - Electrical Chair; Rick Bream - AED Chair; Sandy Apple - Homeowner; Anita McCabe - Homeowner.

Virtual, in attendance: Melissa Eager - Secretary; Pat Rollins – Homeowner; Debbie Markel – Covenants Committee Chair; Lee Chahryn – Homeowner; John McLarin - Homeowner; Craig Guild - Homeowner; Steve Middleton - Developer; Susan Chandler- Homeowner; Betsy Kapsak - Homeowner; Mick Massell - Homeowner; Fran Farmer - Homeowner.

III. APPROVAL OF MINUTES

- A. June 22, 2022 Board meeting: Melissa Eager made a motion to approve the minutes; Rob Tait seconded the motion; the motion passed unanimously.
- B. Unanimous consent 6.27.22 - N. Chasen railing proposal
- C. Unanimous consent 8.15.22 - One Season HVAC proposal

IV. BUILDER REPORT (Steve Middleton)

- Waiting on permits from the City to begin building the 3 story and 2 story townhomes - thinking can start them at the same time without pre-sales.
- Jason Moneymaker is the preferred builder for the villa homes but exploring other options for the townhomes.
- No contracts on the villa homes.

V. HOA REPORTS

A. President (Larry Dahn)

- We have several clubhouse keys floating around with various homeowners. If you can please be very responsible as we've been having some issues; kitchen area not cleaned up, kids in the clubhouse with wet bathing suits and on our furniture, and multiple doors have been unlocked at various times.
- We had numerous reports of speeding and running stop signs in our neighborhood, if everyone could please be considerate.
- We're not a luxury resort; but we're all owners of a wonderful neighborhood with many amenities. Please be considerate and help to keep the fountain area, pool furniture, umbrellas and grilling areas clean, well maintained and organized.
- As I'm sure everyone has noticed we've had about 20 locations within the asphalted street areas repaired as they were potential trip hazards.
- Chasen will begin the installation of new vinyl exterior step railings the week of October 24th; doing 16 homes which are located on both sides of the boulevard and the remaining eight homes (9520-9534) to begin, tentatively end of Q2 2023.
- A huge thanks goes out to Dan Apple with all of the months of hard design work of our new website, it's amazing looking.
- A reminder of our power washing project that will take place sometime in September after pool season – pool decking, sidewalk leading up to the clubhouse and patio area around the fountain and bridge area. Then the volunteer crew will be applying adhesive sand to potentially aid in sealing the spaces between the bricks.
- The pool project (potentially removing shrubbery, extend the decking, level the decking, and providing additional privacy); will be put on hold until 2024 and discussed in 2023. The plan will be to explore different options between now and then. The volunteer crews and landscaping committee will try and beautify the interior by power washing, removing ivy, trimming bushes etc. fall and next spring.
- In general, the yellow spots of grass seem to have increased - most dogs' urine will yellow out our grass. There are several over the counter oral products that can be given to dogs in helping to curb their urine yellowing our grass. Please remember we're a dog friendly neighborhood, with many dog owners, but we also have many homeowners that also enjoy our neighborhood that don't have dogs and they enjoy their lush green grass with no yellow spots.
- I'm very serious about this next statement: There are some homeowners that have become very combative and sarcastic to board members, committee members, our property management company and NTS (our apartment complex partners). This type of behavior just needs to cease and desist immediately. We're all owners with a pathway of equal voice, financial responsibility and ownership. So please be very courteous and polite.

B. Treasurer (Roseann Salasin)

As of year to date July 2022:

Assets/Investments:

Reserve asset accounts totaling \$316,925 are invested with MoneyOne FCU certificates and a Pacific Premier money market:

\$88,860 in a Pacific Premier MM account earning (.15%), from which reserve expenses are paid;

\$2,602 in MM/Business Savings accounts earning (.05%) FCU required accounts

\$225,463 in multiple staggered certificates earning from .60 to .68%

Operating Checking account balance of \$13,238;

Operating Contingency account balance of \$7,628;

Paint Fund money market account balance of \$59,195.

Accounts Receivable of \$383.

Operating Income/Expense - as of July YTD:

Net operating income/expense was (\$7,961), \$8,829 net excess revenue.

Revenues were \$204,978 (\$1,462) under budget reflecting the delayed new home closings.

Expenses were \$212,939, \$10,291 under budget.

Major expense categories under budget:

Administrative/Clubhouse/Pool \$4,104, reflecting a tax credit and timing differences in budget versus actual;

Landscaping/Maintenance/Repairs \$5,041 reflecting significant expenses in roof repairs offset by favorable timing differences in budget versus actual. Roof repairs have tapered off the past two months.

Utilities \$1,146, primarily reflecting that County Waste has not increased prices in 2022. County Waste has been bought out by GSL Environmental - there may be a price increase and we are proactively securing bids from other companies.

Our repair/replacement reserve is funded in accordance with the 2021 reserve study recommendation.

C. Social Committee (Janet Carter)

- Save the date of Saturday, October 22 for the neighborhood Fall Festival. Details to follow, but it will include fire pits and hamburgers and hot dogs! Bring your family and friends.

D. Covenants Committee (Debbie Markel)

- In the last two months, the Covenants Committee has approved the removal of a backyard fence, the installation of garage air conditioning in an end unit where all outdoor equipment will be hidden behind landscaping, and the removal of some plants at the end of a driveway. We declined a homeowner's request to plant a tree in front of their home.
- We wanted to remind our residents that if they'd like to change their house numbers to make them more visible, they can submit a request through the usual ARC process.

E. Landscaping Committee (Sharon Benedict)

- It has been a rough year thus far - many crepe myrtles have been affected by bark scale. An article has been posted on our website about bark scale. We are following the recommendations of professionals to treat these trees. Last fall, there was an infestation in several areas and Kenney's Landscape applied a topical spray to the affected trees. Team USArborist systemically treated every crepe myrtle in the neighborhood in late winter. When we noticed that this treatment wasn't as effective as we had hoped, Team USA came back and topically sprayed all of them.
- We clearly are still in the middle of a war with these trees, which we think has been a few years in the making. We've been told by the arborist that it is not recommended to use more chemicals on these trees at this time. We are hopeful that the winter dormancy will mitigate the problem.
- The plan going forward is to again systemically treat them in the early spring of 2023 before the sap rises. We will also follow that with a topical spray treatment mid summer 2023. Meanwhile, we are monitoring the situation and doing the best we can given the advice we've received. If you see fuzzy white bugs or black beetles on the trees, these are good bugs which will help mitigate the disease.
- Kenney's Landscaping will be performing a fungicide application to all lawn areas soon. The issue with fungus is the following: with a combination of heavy rains (as we've had; 2"-4" of rain at a time) along with high heat temperatures. This causes fungus to grow, which then kills/browns out our grass. You will usually see it in more shaded areas throughout the neighborhood. This fungicide application will be good for 30 days. Once we begin seeing 60-degree temps or less at night - that should kill off any remaining fungus.
- We are in the process of reviewing landscaping and irrigation contracts for next year. We have reached out to vendors we know and trust for recommendations. If any homeowner has recommendations, please pass along. Final decisions TBD.
- Concern of drainage along the southwest corner of the neighborhood. Board needs to address.

F. Electrical Committee (Mike McCabe)

- Thank you to everyone who has helped out with maintaining the proper water levels at the fountain - anyone interested in learning how to do so, please reach out to Mike.
- Pool lights - 2 lights are working and the Pool Guy will look into the non operating light. In the process of determining how to repair the gate lock to the pool.
- A receptacle will be added on the two light poles in the median of the bridge to accommodate additional Christmas/Holiday lights in that area.

G. Webmaster Committee (Dan Apple)

- New website launched 8/1/22 with no problems reported.
- 1,914 visits to website past 30 days.
- 652 blast emails sent, 475 viewed (73%).
- Top 3 pages: 1) Classifieds 2) News 3) Resources.

- Held an orientation meeting via Zoom on Sat, 8/13 for all interested residents. 7 were in attendance. Session was recorded and is available for playback on the “Resources” page of website.
- Classifieds section has already had two items listed and sold!
- Private pages (CE Directory) can be accessed via log in information.

H. AED Committee (Rick Bream)

- The AED committee replaced the lock on the AED with a new, easier to read padlock with backlit numerals. The code is still 1950.

I. Managing Agent (Dave Hering)

- Annual Meeting is coming up on November 30th (location to be determined). One seat on the Board (Rob Tait) is up for election. An email requesting nominations will be sent out in September.

VI. OWNER COMMENT PERIOD

- Joe P. - potential of a shredding service to come into our neighborhood and will check into it.
- Mike M. - what’s the latest with the front gate situation? It is a parts issue according to NTS. Larry and Dan have made some suggestions to NTS.
- Lee C. - the land behind 9305 up to 9309 is in bad shape, wanted to have LC look into it. The Boulevard has similar issues. The new website is great! How many photos can be used in the classified section? One photo. Any news on the mall? Mike will contact his connection and update the Board.
- Anita M. - National Michelangelo exhibit coming to the Stony Point FP.

VI. UNFINISHED BUSINESS

- A. NTS/HOA communication process
 - Meeting with NTS in September. There was a violation at the trash compactor - be mindful it is for household trash only.

VII. NEW BUSINESS

- A. Speeding/signage
 - As enter neighborhood, there is a 3 way stop sign. Also there is a stop sign by the mailbox and a stop sign near the community garage.
 - Please be respectful of speed throughout the neighborhood. Speed bumps? Dave H. will look into the speed bump idea - location and quotes.
- B. Trash compactor

- NTS has a policy that if a renter violates the use of the trash compactor, the renter is assessed the cost NTS was charged to render the violation. Suggestion is to have a similar policy for our homeowners.
- Anne Nelson Morck made a motion to approve a policy to assess a homeowner the cost NTS incurred to correct a violation related to the trash compactor; Rob Tait seconded the motion; the motion passed unanimously.

C. Annual Meeting/Smart Locks

- Annual meeting is November 30th - still determining location. Will reach out to new mall owners to see if feasible of having it there.
- Smart Locks suggestion for front and back doors of clubhouse.
- Rob Tait made a motion to install Smart Locks at the front and back doors of the Clubhouse not to exceed \$500; Anne Nelson Morck seconded the motion; the motion passed unanimously.

IX. NEXT MEETING DATE: 10.26.22 @ 5 pm and Annual Meeting 11.30.22. Special Board Meeting on 9.14.22 @ 230 pm @ Clubhouse.

X. EXECUTIVE SESSION (if necessary) - n/a

XI. RETURN TO OPEN SESSION (if Executive Session) - n/a

XII. ADJOURNMENT - Adjourned the meeting at 6:35 pm.

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator Jessica Crump (378-5000x232)-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.