

**CREEK'S EDGE AT STONY POINT TOWN HOMES HOA**  
**Board of Directors Meeting Minutes**  
**Wednesday, October 25, 2023 – 5:00pm**

Clubhouse – 9400 Creek's Crossing Blvd  
Or Virtual Meeting via Zoom

President – Larry Dahn (2024)  
Vice President – Anne Nelson Morck (2023)  
Secretary – Melissa Eager (2023)  
Treasurer – Roseann Salasin (2024)  
Director – Karen Bennett (2025)

I. CALL TO ORDER (President)

President Larry Dahn called the HOA meeting to order at 5:01 pm.

II. ROLL CALL and QUORUM STATUS (Secretary)

Meeting, in attendance at Clubhouse: Larry Dahn - President; Karen Bennett – Director; Roseann Salasin - Treasurer; Anne Nelson Morck – Vice President; Melissa Eager - Secretary; Dave Hering - Managing Agent; Judy and Mark Beheshti - Homeowners; Mary Beth Matthews - Homeowner; Mike Roscoe - Homeowner; Susan and Joe Perszyk - Homeowners; Pat Mohr - Homeowner; Rob Austin - Homeowner; John Meybin - Homeowner; Martha and Bob Camire - Homeowners; Dan Apple - Website Chair; Rick Bream - AED Committee Chair.

Virtual, in attendance: Debbie Markel - Covenants Committee Chair; Sharon Benedict - Landscaping Committee Chair; Leah Blatzer - Homeowner; Anita and Mike McCabe - Homeowner and Electrical Committee Chair; Nathan Blinn - Eagle; Tom Byrd - Homeowner; Susan Chandler - Homeowner.

III. APPROVAL OF MINUTES - Melissa Eager made a motion to approve the below minutes; Karen Bennett seconded the motion; the motion passed unanimously.

- September 27, 2023 Board meeting

IV. BUILDER REPORT – Eagle Construction (Nathan Blinn)

Construction side - pouring sidewalks next week in front of the new townhomes; on the backside of the new townhomes, will pour aprons once the power meters are set. Porch columns will be installed shortly. Dominion Energy will be finishing their final loop in the next week or two.

Sales perspective - stepping up marketing efforts. Interest rates rising doesn't help the market. We do have the landscaping plans. Dirt pile is being moved - process has started. Our goal at Eagle is to provide clear answers. Single family lots - met with city to make sure moving in right direction and had a positive meeting; currently evaluating home options for those sites.

Mike R. - dirt pile - when cleared, how will it be left? Per Eagle, not going to be landscaped, Eagles' intention is to build. Eagle will stabilize the area. What does stabilization mean? Straw and seed or a covering that will help stabilize the dirt so it doesn't dry out and become dusty.

John M. - concerned about the dirt runoff by the dirt pile and the clogging of the drain in front of Rick's home. Noted by Eagle.

Larry D. - sidewalk has started but concerned it doesn't include parts that were on the plan. Per Eagle, if it is in the plans, it will be done and he will bring up to field team.

John M. - pipe that is in between 2 buildings with white flags - when will there be drilling across the lawns? Per Eagle, Dominion will be out in the next week or two - they will dig up conduit and complete within their easement.

Larry D. - LC provided feedback for the landscaping back to Eagle stating the plans didn't include landscaping to the left or right of the new homes. Per Eagle, Brian is working on it. Security fencing behind the new townhomes - post and cable term used. Steve and Brian are discussing. Per Nathan, Eagle is working with Steve for different options. If something is installed, it will be a VDOT spec guardrail; a decorative fence will not go there. Larry also needs to provide pictures to Brian from Eagle regarding pine trees in that area. Eagle plans to attend annual meeting. Eagle is eager to find new homeowners!

## V. HOA REPORTS

### A. President (Larry Dahn)

- Stony Point Mall now offers "Open Container" from your selected restaurant.
- Primary reason for the October board meeting is to focus on passing the 2024 budget.
- Our community does not allow solicitation; but please remember if you feel a threat "Call the Police".
- The 2024 amenity rate for the NTS apartment complex usage: \$261.91/year.
- As you can see, we finally were able to get our walks repaired/replaced and also repaired curbing throughout the neighborhood.
- Annual Meeting - November 29th @ 530 pm in suite 190 - to the right of Stumpy's Hatchet House.

### B. Treasurer (Roseann Salasin)

Treasurer's Report - October 25, 2023

As of YTD September 2023:

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

Reserve asset accounts totaling \$299,816 are invested with MoneyOne FCU certificates, Towne Bank and a Pacific Premier money market:  
\$42,849 in a Pacific Premier MM account earning (.25%), from which reserve expenses are paid.

\$75,757 in 6-month CDs with Towne Bank earning 4.89% and 4.68%.

\$2,603 in MM/Business Savings accounts earning FCU required accounts.

\$178,607 in staggered certificates earning 4.96% and 3.15%.

Operating Checking account balance of \$5,715.

Operating Contingency account balance of \$20,122, this is a fund for unexpected one-off occurrences.

Paint Fund money market account balance of \$25,190.

Accounts Receivable of \$42, we really appreciate everyone paying their monthly HOA dues on time.

#### **Operating Income/Expense (Year-to-date):**

Net operating income/expense was \$(7,716), \$3,637 excess net revenue; while we are under budget at this time, we anticipate being over budget for 2023, due to the revenue shortfall, higher general repairs reflective of our aging community and the tree infestations. Revenues were basically on budget at \$287,150 including \$50 in late fees. Eagle Construction has sold one home, estimating settlement in December. We anticipate a \$4,675 shortfall in the 4Q 2023 revenue due to delayed home sales. Expenses were \$294,866, \$3,587 under budget, we anticipate being over budget for the year by just over \$5,000.

**Major expense category differences:**

Administrative/Clubhouse/Pool \$2,209 under budget primarily reflecting prior year credit for taxes, insurance, and pool phone service offset by repairs needed from a leak in the clubhouse;

Landscaping \$5,295 under budget reflecting lower expenses in irrigation repairs and other expenses; we anticipate being over budget in the category primarily due to tree infestations and grounds maintenance;

Maintenance/Repairs (\$5,811) over budget reflecting the additional gutter cleanings and greater than budget roof repair expenses.

Utilities \$1,894 under budget reflecting higher electricity offset by lower water for irrigation. We resolved the higher stormwater fees with the City who has reinstated our discounted rate since our runoff flows into the creek/river and not the storm drains.

Our repair/replacement reserve is funded in accordance with the 2022 reserve study recommendation.

**2024 Operating Budget:**

Dave and I have compiled our 2024 budget, giving consideration to trends in 2023, and needs identified from committee chairs and homeowners. We recommend increasing the monthly 2024 dues by 9% to \$300 per month, an increase of \$25 per month, \$300 per annum per home. This increase is needed primarily due to lower revenues from delayed home closings/building lots and rising costs most notably in landscaping, trash collection, general/roof repairs, insurance and electricity along with the increased contribution to our reserve accounts per our 2021 reserve study.

Noteworthy to mention, in this budget:

Fully fund the reserve per the 2021 Reserve Study recommendation;

Assume settlement of 6 new homes in 2024 (adding associated revenue of 1 added in 2024 and an additional 5 in 4Q 2024);

Increase contracted landscape maintenance to improve service, new vendor selection was Green Dream;

Paint Fund contribution increased to accumulate funds for future forecasted painting schedule;

Contingency Fund contribution of \$15,000;

Grounds Other estimated at \$30,000. There are still unknowns, eg., snow season, final bill from NTS, which may consume some of these funds. We will prioritize our project list later in the year to guide our spending.

C. Social Committee (Mandy and John McLarin read by Melissa Eager)

**Fall Community Picnic with Grilled Hot Dogs/Hamburgers**

Date: October 21

Time: 6:00-8:00pm

Cost Free for residents

Total attendants: Unlimited

Comments: This event date had to be moved due to a rainy forecast from Oct 14 to Oct 21. There were around 90 rsvp for the first date and we had around 60 neighbors and guests for the actual event. Hamburgers and hot dogs were prepared and served by community volunteers. It was a perfect fall night and everyone enjoyed the wood fire and fellowship.

### **November Thirsty Thursday Event**

Date: November 9

Time: 5:30-7:30pm

Where: Planned outside and pool area

Cost: Free

Comments: This event is to be held rain or shine. If the weather is questionable, the event will be moved inside. Cathy Wood has agreed to manage the event with the help of social committee and volunteers.

### **Christmas Event Set**

Comments: The committee has come up with some wonderful new ideas for this event.

Date: Sunday, December 10

Time: 4:30-6:30pm

Cost: Free

Residents: Unlimited

Comments: All details are TBD

Always looking for new ideas and new members!

#### **D. Covenants Committee (Debra Markel read by Melissa Eager)**

Since our last Board meeting, the Covenants Committee responded to one question about garden flags. We didn't receive any ARC requests.

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

- Work is progressing on the median N of the pool.
- Richmond Irrigation will shut down the system for the winter on 11/7.
- New landscaper Green Dream will participate in a kickoff meeting early next month.
- Further update coming at the annual meeting.
- Request for new LC members.

#### **F. Electrical Committee (Mike McCabe read by Melissa Eager)**

Street light timer has been adjusted for the season and will be updated again when we switch back to standard time. Same for fountain lights.

Pool light still needs to be installed but working on the ongoing issue with the other ones.

The cove light material has arrived and installation will start as soon as I'm able to meet with Jason at the clubhouse.

I need a few able bodies to setup the "screen enclosure" over the fountain for leaf control.

Please advise me of any items that need to be addressed in addition to the above.

#### **G. Website Committee (Dan Apple)**

- 12,868 visitors since 8/1/22 (average is 990 per month).
- Added to “Clubs” page a section for the newly formed CE Pickle Ball Club.
- Emailed newsletters from City council and Stony Point Fashion Park.
- Added photos of construction of Building W to show progress (this has been ongoing since start of construction and will continue to completion).
- Issues with the printing of Directory - Dan will look into it.

H. AED Committee (Rick Bream) - nothing to report.

I. Managing Agent (Dave Hering)

Since our last meeting, put out a call for nominations. Both Anne Nelson and Melissa turned in their nominations.

Plan to notify Kenney's tomorrow to terminate contract beginning in 2024.

## VI. OWNER COMMENT PERIOD\*

Mike R. - who owns dirt pile area? Steve M. owns it. Concerned about the looks of that area for prospective buyers. Eagle will make it presentable before building.

Martha C. - Bookclub will be reinvented - Martha will be the Chair. Would like to invite men. Last Thursday of every month - wine, dessert, books, discussion and fellowship. Pot luck will be on December 7th.

Rick B. - every time we estimate about building completion, we are off. Roseann - estimate 6 total units in 2024. Need outlet for Christmas decorations behind the new building.

Rob A. - what is the latitude for owners to paint doors? He would like to paint them himself. First step - send Larry email and he will submit to Chasen. Owners can repaint - all he needs are the colors.

Pat M. - appreciates all the hard work of the Board. And thank you to Pat for all the Halloween decorations in front of the Clubhouse.

Mike M. - North end poop station will reopen soon.

Leah B. - in favor of having the Board consider a replacement of the crepe myrtles. Per Roseann, it would be cost-prohibitive to replace all the crepe myrtles; we appreciate the comment.

## VII. UNFINISHED BUSINESS

A. Utilization of perimeter common areas - CLOSE.

If people are still interested in having a pathway in the woods, it is ok for them to move forward.

B. Clubhouse kitchen makeover

Just about finished. Backsplash coming in this week and painting will be completed.

VIII. NEW BUSINESS

A. 2024 Budget

In the packet, there is the 2024 budget worksheet.

Anne Nelson Morck made the motion to approve the 2024 Budget; Melissa Eager seconded the motion; the motion passed unanimously.

B. Clubhouse access for homeowners

Larry plans to approach the 3 homeowners that have requested this and get a proposal of how to proceed - purpose, timing and management.

C. Proposed revisions to Architectural Standards and Rules and Regs

Additional updates need to be made - approval planned for the January 2024 meeting.

IX. NEXT MEETING DATE

Annual meeting on 11/29/23 @ 5:30 pm to the right of Stumpy's Hatchet House @ SP Fashion Park in Suite 190. Organizational Meeting after the Annual Meeting will include prioritization of projects. Drink coupon possibility for Annual Meeting - Anne Nelson will approach Stumpy's prior to meeting.

X. EXECUTIVE SESSION - N/A

XI. RETURN TO OPEN SESSION - N/A

XII. ADJOURNMENT

Karen Bennett made a motion to adjourn at 7:30 pm: Anne Nelson Morck seconded the motion; the motion passed unanimously.

**Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator Jessica Crump (378-5000 x232) – [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.*