

Demory Farm HOA
Open Board Meeting
November 19, 2024

Present: Lanae Johnson, Dennis Woolwine, Tom Yeager, Bobbie Rehm, Clagett Representatives and Representatives from 13 homes

I. Lanae called the meeting to order at 6:01pm. Quorum was achieved with 4 out of the 5 board members present. The board reviewed and approved the minutes from the last HOA meeting, and established the format for the meeting

II. Clagett Representatives and Dennis reviewed the updated financials for the HOA

- Dennis explained the two accounts that are still open and will be consolidated to keep the reconciliation of the HOA financial records clear, so we aren't trying to keep two accounts.
- Jason Wyatt to be removed as signer on the United bank HOA account asap, since he is no longer a board member and doesn't live in Demory Farm any longer.
- Jason is meeting Dennis at United bank on 11/25/2024 to be removed as a signer.
- At that point the account can be reconciled accurately
- Roughly \$80,000 in combined accounts
- Recent expenditures
 - \$11,500 Grass mowing
 - \$6300 Required new mailboxes
 - \$1200 Community cleanup dumpsters
 - \$1000 Insurance renewal
 - \$500 Pest control and bee management
- Outstanding HOA dues owed \$26,850 from 31 homes with a majority of it from 6
- Clagett has been able to collect \$4000 in back dues so far

III. Dennis led a discussion around the progress Clagett has made in management of the HOA

- Initial violation/notices were sent out to any home with a violation to our existing covenants
- 35 homes received initial letter, 60% addressed the issues or are working with Clagett to remedy; several have made no attempt to repair
- Any homeowner who has an issue with a violation or needs extension for repair can reach out to the Board or Clagett (Board@Demoryfarm.com)
- January 2025 will begin enforcement w/fines for 10% (approximately) of homes that disregard covenants and/or do not pay dues
- Homes that owe \$1000 or more will have liens placed and go to collections w/6 new liens placed in November
- The expectation is for basic home and yard maintenance, including power washing, freshened paint, lawn and landscape upkeep. These are just examples and not all inclusive of basic maintenance.
- Tom added the goal is to maintain or increase our property value competitively as new neighborhoods spring up
- Demory Farm HOA has extended the contract with Clagett for 2025

IV. Dennis led a discussion around the election status and terms for Board members

- Original election in 2023 was out of cycle per the covenants, which states elections happen at the Annual Meeting; Clagett is working to strengthen our compliance with covenants
- Per the election, the Board assigned roles and term limits: Dennis and Lanae - 3 years; Tom and James - 2 years; Bobbie - finishing Jason's term - 1 year)
- The next election will be at the July/August 2025 Annual Meeting and 3 spots will be open

VI. Bobbie added some discussion about community updates

- Community cleanup was well received and will be continued
- Dennis explained the problem with neighbors disregarding request to not overfill and his and other neighbors needing to clean up again for neighbors who overfilled or left trash behind
- New mailboxes will be installed this week; keys are in current mailboxes and need to be removed before November 21 or picked up at Ranson Post Office
- Pat Barko has volunteered to share responsibility for managing our Facebook page, with Dennis
- Dennis reminded the group that our Facebook page is open to all community members as a communication tool, that members who may have been removed can be readied by applying again. He has been diligent in making sure only our neighborhood members are added
- Clagett is working on estimates for getting the sinkhole addressed, with some issues in actually getting follow-through
- Some discussion around voting procedures and an online option with support for the option and discussion around different methods
- Open commitment to having the minutes available within 10 business days after an HOA meeting and published on Demory Farm website once Jason transfers ownership over

VII. Homeowners Forum

- Lanae led a discussion around possible ideas to get the community involved, which included consideration of a neighborhood shred after tax season, community welcoming committee, any ideas around social activities
- Question: How many other communities sponsor a community cleanup?
Clagett responded with "several."
- Question: How are the notices and violations process advancing?
Clagett responded that if a homeowner received a notice of violation and corrected it, that is the end of the process.
- Question raised about the language in the document around sanction vs penalty and fines vs violation charges to be able to hold up against pushback legally.
Clagett provided some clarification based on VA and MD ways of address and would look over the document.
Looking for a statement of problem/violation/resolution in the language.
- Request for better communication. Discussion around as we move forward and change the culture, homeowners need more communication to be part of the change and participate in the workings.
- Suggestion was made to use our website and streamline our communication rather than have it split between website and emails. Comments included that all documents can be located in the Clagett portal and that Demory Farm site will be updated once we get

management from Jason. Lanae suggested we reach out to Grant who volunteered to do some website work. Dennis agreed to contact him.

- Lanae brought up the possibility of having a welcoming group for new neighbors. Amy Glover volunteered to lead the group. Some discussion around budgeting funds for the group would conflict with our road repair priority.
- Question: What is the update on paving the road?
- Tom said the plan is to have the roads resurfaced within 5 years. We need to strongly commit to collecting outstanding dues and consider investing in high yield savings to boost our funds. Other immediate projects include bus stop repair and mailbox replacement, which arose unexpectedly.
- Lanae brought up the situation with parking on Victoria Lane so we don't block the buses. She suggests an email so we are sure people understand the issue.
- Question: What is the situation with the path and cleanup?
Some discussion around are we really using the path and that it has been maintained at come level that it is usable. Most recently it has been cleared by the lawn company for \$1500, but they are unwilling to clear yard waste that has been dumped on the path by homeowners. Some homeowners expressed that they do use the path and they would like it to be maintained.
- Question: What is going on with the fence alongside the east end of the community?
Dennis provided information that he is working with the owner on repair/replacement. The owner believes the repair would be too costly and would consider some kind of wire fence. Dennis will continue to try to get that worked out.
- The Glovers led a robust discussion around the permissibility of being able to continue to keep their chickens in their yard. Issues raised were centered around local statutes that are vague in describing chickens vs poultry and chickens as birds considered pets. Jared said he tried to discuss this with the prior president without resolve before getting the chickens. He expressed that previously he was willing to abide by the HOA request to get rid of the chickens, as long as the HOA was operating compliantly with the covenants. He believes that not having held elections is out of compliance and he will rethink his decision once we hold elections, which establishes an HOA that can enforce its covenants. An attempt was made to have the Board vote on the chickens and the meeting ended.

Motion to adjourn-Lanae, Dennis seconded the motion. The meeting was adjourned at 7:39pm.