

BLACK ROCK DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MAY 19, 2022

Meeting called to order at 4:30. In attendance for the Board: John Davis, Chip Pruden, Mary Small. On behalf of the Architectural Control Committee (ACC): Bob Forbes, Joe Honig, and Board representative Chip Pruden. Owners in attendance: Chuck Schmieler and Ron Spivey.

Owners Forum:

Chuck Schmieler raised a concern regarding the condition of Governor Eden House Road post home construction. The Board advised that the State had been contacted and was awaiting a response.

ACC Report:

Committee members reported that plans and site inspections had taken place for the Horton home (Governor Eden House Road) and the Cobb home (Swan View Drive).

Bob Forbes provided the quarterly storm water report. There had been some flooding following recent rain. While Ted Good had undertaken to clear those areas that he was able, Bob reported that there is a blocked drain on Rice Pond Road. At the suggestion of Chuck Schmieler, Chip Pruden agreed to contact the Merry Hill Fire Department to determine if it would be willing to flush the pipe. Subsequent to the meeting Chip reported that the Fire Department does not provide that service.

Other Business:

- John Davis has commenced working on the 2023 budget. He will have a preliminary budget ready for the August Board meeting.
- The next Newsletter is in progress and expected to be completed for July circulation.
- Community Welcome: Tricia Collis has prepared a welcome letter to deliver to our new residents. A packet of useful information is being assembled.
- Chip Pruden agreed to serve as the point person for Todd Park Rentals this year,
- The community's insurance is scheduled for renewal in June. There has been a recommendation that we increase our coverage. John Davis and Chip Pruden agreed to investigate the cost and implement if feasible. Subsequent to the meeting the insurance coverage was increased.
- John Davis raised the importance of investigating the timing for the State taking over responsibility for Swan View Drive and Rice Pond Road. Mary Small to arrange for a meeting.
- A meeting has been scheduled with Roanoke Electric Company to discuss fiber optic cable accessibility for the community.
- Reserve Study ownership and project assignments are scheduled to be discussed at the August meeting.
- Vehicles have been observed parked overnight at Todd Park. The Board took action and the owner of the vehicle (a non-resident) was contacted. Since that time, there have been no other reports. The Board asks that if you do observe an a vehicle parked overnight, that you please report it to a Board member.
- Community Day has been scheduled for Saturday, September 17. Details to follow.

Meeting adjourned at 6:15