

MINUTES
WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC.
HOMEOWNER'S MEETING
July 16, 2020

Board of Directors Present:

Elizabeth Young, President
Patrick Huey, Vice President
Delia Plowden, Secretary

Others Present:

Melody Rockenbaugh, Community Manager
Angela Thurber, Community Manager

I. Call To Order:

The meeting was called to order at 6:12 PM by Delia Plowden and was held virtually from Progressive Bookkeepers, LLC office located at 630 Winchester Ave., Martinsburg, WV. No homeowners were present.

II. Verification of Notice:

Notice of Annual Meeting was mailed via USPS to all homeowners on June 27, 2020 and posted on website.

III. Approval of Minutes:

Annual Meeting minutes were previously distributed to BOD members and therefore reading of the minutes was waived

IV. Financial Report:

Melody Rockenbaugh presented the financial status and answered questions.

V. Update on Storm Water Management Issues: (Elizabeth Young)

Triad Engineering submitted a draft report on July 6, 2020 for Board review. There was a special meeting held on July 14, 2020 to discuss the draft in more detail.

Action Items:

- a. Further legal research required to locate easement info or plan for creation of easements. Also, need to get wording on notifications to homeowners on improvement violations.
- b. Provide Triad with feedback to facilitate completion of final report
- c. Start process of building costs into 2021 budget
- d. Get list from Triad of areas that landscapers should be able to add to maintenance and suggestions for contractors on large clearing projects around ponds
- e. Create a Project Space on website to house the most up to date info available and reference that info in Fall/Winter newsletter

VI. Election of New Board Members:

Elizabeth Young's term on the board was up for renewal. The sole nomination received prior to the meeting was for Challice LaRose. Challice was reached via phone and attended virtually. She expressed her interest in becoming a board member and cited her qualifications. Challice had 2 votes by mailed ballot prior to meeting and gained the votes of Board members in attendance for a total of 5 votes. Challice accepted the open position on the Board. Elizabeth Young was nominated to remain on the Board and accepted.

VII. Open Forum:

Community projects were discussed. Upcoming event is the community yard sale. PB to get sign pricing and will place newspaper ad. Yard sale to be held August 22nd & 23rd from 8am to 1 pm. Patrick Huey will look into a charity that will collect, free of charge, leftovers from the yard sale. Patrick Huey will post advertisement for the yard sale on the unofficial community Facebook page. Progressive Bookkeepers will also post about the yard sale on Facebook yard sale pages and the official community website. Challice will post about the yard sale on apps such as "let go".

VII. Adjournment:

There being no further business, the meeting was adjourned at 7:23 pm by Delia Plowden.

Minutes submitted by Melody Rockenbaugh.