

MINUTES
WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC.
HOMEOWNER'S MEETING
June 24, 2021

Board of Directors Present:

Delia Plowden, Treasurer
Challice LaRose, Secretary

Others Present:

Melody Rockenbaugh, Community Manager
Angela Thurber, Community Manager
Marc Mezzanotte, Triad Engineering

I. Call To Order:

The meeting was called to order at 6:06 PM by Delia Plowden and was held in person and virtually from The Knights of Columbus located at 108 W Stephen St., Martinsburg, WV. No homeowners were present.

II. Verification of Notice:

Notice of Annual Meeting was mailed via USPS to all homeowners on May 17, 2021 and posted on website.

III. Approval of Minutes:

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

IV. Financial Report:

Melody Rockenbaugh presented the financial status and answered questions.

V. Storm Water Management Final Report: (Marc Mezzanotte)

Triad Engineering recapped the history of the Storm Water Management Project. Storm Management Facilities aren't functioning and trees and weeds need to be removed and maintained going forward.

Some action items to take place include:

- Small farm pond by Moonlight/Mercury Ct. not originally part of the storm water system is retaining water, resulting in hazards and needs to be breached.
- Need to eliminate swells from being tampered with and changed. The swells are property of the HOA. Easements have restrictions and can't be changed, to include bridges being placed as decorations over them and placing sheds/fences on them; and filling them in with such things as gravel. Alterations to the easements pose problems and need to be removed.
- Work with lawn company to clean problem areas. (US Lawns)
- Work with regular maintenance to ensure proper cutting and clearing of debris during routine mowing. (Botanica)
- Work on a program to seal the roads to stretch the life of the roads.
 - Bids are in process.
- Need to survey the properties where easements are missing (Moonlight & Galaxy).

VI. Review Updates in Spring/Summer Newsletter:

- ATV use is becoming a problem again – Some violators have been seen and addressed by Management.
- Speeding is also an issue – remind homeowners to slow down.
- Inspections will be underway, and notices will go out to homeowners.
- New landscaping company is working in the development and if areas are missed, we need the homeowners to reach out to the management company to ensure all areas are being maintained.
- Fireworks are still not allowed and should not be set off within the development.

VII. Election of New Board Members:

Elizabeth Young's has resigned and we now have an open spot on the board. A homeowner was nominated but did not come to the meeting. Management Agent attempted to reach out and ensure they were interested in being on the board with no response, management company will mail a notice to the homeowner. Management Agent will update website with position vacancy.

VIII. Open Forum:

IX. Adjournment:

There being no further business, the meeting was adjourned at 6:38 pm by Delia Plowden.

Minutes submitted by Angela Thurber.