

THE CHESTER VILLAGE GREEN 2019 HOA ANNUAL MEETING MINUTES



Date: 2 OCTOBER 2019

Time: 7 PM

Facilitator: RUSS CARTER

Board members

Russ Carter, President | Gordon Mapes, V. President | Jodie Coutts, Recorder | Andy McCauley, Treasurer (New) | Brenda Riding, Member-at-Large (New) | Colin Smith, Financial Manager | Cathy Ghidotti, Issue Database Manager (New)

Call-to-Order: The 2019-2020 Annual Meeting of the Chester Village Green (CVG) Home Owners Association (HOA) was called to order by Russ Carter, President of the neighborhood association, at 7PM on 10/2/19. It was asked and confirmed that our required quorum met and present.

Russ read the minutes of last year's CVG HOA Annual Meeting which were approved as read and accepted by the members.

Russ took a few minutes to comment on the *State-of-the-HOA*. The HOA is in great shape; the community is in good shape but can be better. There will be no increase in the monthly dues for 2019-2020. There is a surplus from past year 2018-2019 season in the amount of \$21,000. The HOA's transition effort, since May 2019, is complete.

Committee Reports:

Finance Manager: Colin has transitioned all financial data to a new data base and system set up to keep all home Owner accounts financially accurate. All deposits and payments are being done on time and the accounts are in balance with Wells Fargo. Going forward beginning October 2019 the HOA will be sending out "complete statements" to the homeowners that reflect both the current assessment plus any past arrears. The June 2019 Newsletter stated that home owners in the arrears needed to get their accounts current by Oct. 1, 2019. Failure to do so would result in late fees being attached to their accounts and subsequently possible collection action.

Colin Smith's contact information is the following: 804-777-9242 Email: chesterhoabilling@gmail.com

Issue Database Manager: Bob Tierney had volunteered to manage this task, however, due to his mother's recent health concerns he was forced to resign as Manager. Currently, Russ Carter is handling the issue database but, is looking for another volunteer to take over and Manage this effort.

Russ did a walking survey of the neighborhood on 10/1/19 along with RSG. He would like to rework and reword some of RSG's upcoming 2020 contract to include increasing the amount of pruning as an example

among other things. All outstanding issues that are currently in the data base are slated to be completed by mid Nov 2019.

Architecture Committee: Pat Shiber - No Report given however; Pat distributed a handout to all home owners on "How to Raise Your Home's Curb Appeal".

Welcoming Committee: Mildred Ramey has retired and Arlene Ripp has volunteered to take over this effort. Felicia Barwell (a recent new neighbor) stood up and thanked the Welcoming Committee for their kindness and gift basket.

Neighborhood Watch Committee: No Report due to no members, however Maurice Smith (4400 Village Creek Drive) has volunteered for this committee. (*NOTE: Subsequent to the Annual Meeting, Gail Casto (11518 Village Garden Drive) has expressed her interest in helping on this committee... Thanks Gail!*)

Elections 2019-2020 Season: - There are 2 primary board members seats that will need to be replaced this year.

1. Arlene Ripp - Treasurer. Arlene has served as Treasurer for 4 years as well as held other board offices over a ten-year period. While retiring as treasurer, she has now volunteered to be on the welcoming committee (Thank for your Service, Arlene)
2. Floyd Robinson- Recorder. Floyd is currently ill with a brain tumor and is medically unable to continue in this position. (Please keep Floyd in your prayers) Thank you for your service Floyd.
3. Russ also asked that the members nominate an At-Large-Member for the board.

Russ asked for nominations or volunteers. Andy McCauley's wife nominated him and he accepted. Cathy Ghidotti volunteered for taking over the Issue Database management position. Brenda Riding volunteered as a Member-at-Large. The approval, by the Members, for all board nominations and committee volunteers was unanimous. Which positions that the new board members will fill will be decided, by the board, at a later date.

2020 Proposed Budget: Arlene Ripp presented the 2020 Annual Budget for approval. Arlene thanked everyone for their support over her years of service to the neighborhood. There was a motion made to accept the Annual Budget and it was accepted unanimously. Later, there were questions about the money for geese removal and Colin's Smith's salary. All questions we answered to the members satisfaction.

New Business:

Community Bank- Russ informed everyone that he is looking to move our checking account from Community Bank since it is a non interest bearing account. The new bank has not been decided at this time, but the monies will be placed where it can begin to earn interest.

RSG Landscaping Contract - The contract expires at the end of the year. Russ wants to form a committee to help formulate new language for insertion into the new RSG contract. Suggestion examples for inclusion in the new contract were:

- 1) Trim the street trees so that you can walk under them.
- 2) Get a daily report from RSG of what and where in the neighborhood they will be working. This would add insight into what is expected each day to be done so, we can follow up and make sure things are getting done for increased accountability.
- 3) More treatment and edging of the common areas.
- 4) A *draft proposal* to the RSG contract is scheduled to be done by mid-late Nov. This draft will likely be the basis for negotiations on the 2020 contract.

Currently RSG is adjusting the sprinkler times in prep for Winter. They had the irrigation men out in the neighborhood the last couple of days RSG is also having aeration and seeding done with Pruning starting on Monday October 14.

Russ spoke with someone from Heritage Irrigation while they were in the Magnolia neighborhood. He may discuss further with them about their capacity and capabilities, in order to get a more specialized & focused attention to the various water & drainage issues germane to this neighborhood.

County Waste Contract: – This contract is expiring at the end of the year and Russ will be speaking with *Choice* and others for their waste removal capabilities and to get an estimate on replacing.

Wind Chazer Contract: - The geese removal contract with Wind Chasers has expired. We will be contacting Blueridge Wildlife and Fisheries Management Co. in the early spring to seek their contract services & solutions for the 2020 season. There was some discussion whether this service was even necessary but, the majority of neighbors felt that it was necessary.

The Bridge: Russ brought up desire & possibility of cleaning up of the *Wetlands* area on either side of the bridge into the neighborhood. While there are legal and EPA issues with handling that area (it being a protected wetland area) further investigation and discussion will continue.

Tree Services: There are still a few dead trees in the neighborhood that will need cut down and or replaced this year. There are two trees in one of the common areas behind Village Garden Drive.

Community Projects:

It is time to paint the mail boxes and the posts and to place new house numbers on the boxes. The resurfacing of the alley-ways is under consideration.

Floyd Robinson had asked that Russ look into finding a *service vendor* that would come to homes of people that need *help* changing their *air-duct-return* filters. Especially, for those homes that have filters in the ceiling as his does. Mike Sawyer (4406 Village Park Avenue) volunteered his daughter, Ruby, for the job to anyone who needs it, for free. (Contact Mike/Ruby at Hokie121@yahoo.com)

Russ discussed Betty Matthews' home and that it was a reverse mortgage property. There is a company assigned by HUD to manage the property. The power and water are turned off at this time. The HOA monthly fee is being sent to REI Global (HUD's Asset Manager) where it continues to accrue until the asset management company sells the home. HUD would then settle the HOA account or the new home owner would be responsible for it. There was a recommendation to place a lien on the property; and call Rob Partin (our lawyer) for guidance.

Maurice Smith asked if association dues could be done electronically. Russ explained that a Website to do this type of ONLINE management of the HOA was declined by the majority of the Home Owners last year (2019). It is an issue that he will likely to revisit this year if the members show interest. Note that individuals can go to their bank and arrange for the bank to send their HOA assessment check monthly. Maurice also asked if the dues were tax deductible - answer is No.

A motion was made to adjourn and that motion was passed unanimously at 8:10 pm.