

MINUTES
HOLLAND HILLS HOA
BOARD OF DIRECTORS MEETING
Annual Meeting
December 11, 2007

ATTENDED:

Tom Ireton, John Bishop, Tracey Talbert, (SCM) by speaker telephone,

A roster of owner representation is attached to these minutes for record purposes.

HELD AT:

Goochland Public Library

CALL TO ORDER:

John Bishop called the meeting to order at 6:15 PM.

ESTABLISHMENT OF QUORUM:

There were a total of 18 homes represented of the 9 homes required for quorum. A Quorum was attained and business proceeded.

Election of Board of Directors -- Motion by Janet Whalen to accept the three candidates (Bruce Chisholm, Kevin Leary, and Elizabeth Nelson-Lyda) for the two active Board post with Chisholm volunteering as the alternate to replace Jeff McKay sometime before mid next year.

Motion seconded and approved.

OLD BUSINESS

School Bus - A lengthy discussion resulted in the Board requesting the Management Company contact Dr. Underwood, Superintendent of Schools for Goochland County and resolve "what is the current status and long term view of buses picking up and discharging the riders within the Holland Hills subdivision." This course of action was agreed to in order to obtain the latest information and reduce the number of calls being generated to school board employees. Results of the telephone call are posted as an Annex to these minutes.

Transition of the Board from Developer to Owners - Elizabeth Nelson-Lyda agreed to take on the writing up a punch list of issues in preparation for the transition for next year. She will send the first draft to the Board. As part of the plan, which will include studying

the release of the management company and having homeowner volunteers do the budgeting, taxes, billing and payments, clarification is needed on any agreements Centex may have made with the county, in any way, including understanding any beautification requirements on Route 6, etc. and the depth of Virginia Department of Transportation (VDOT) right of way on all streets (in and out) so we don't try to "beautify" something VDOT might bulldoze. The "punch list" of CENTEX issues will be presented and resolved prior to Association accepting the common areas.

Dams – The Commonwealth of Virginia Dam Safety Office assessed the three dams in Holland Hills and noted that they were regulated but there was no valid permit on file. Depending on classification and size, as well as down stream impacts, stringent inspections must be made by a professional engineer. This is a responsibility that CENTEX must fulfill prior to the Association accepting the common areas. Bruce Chisholm has contacted CENTEX and passed along the inspector's comments and contact information.

Heating Ventilation and Air Conditioning – It was noted that CENTEX had retrofitted some houses with finished third floors with a third heat pump. Most of the work was done prior to the two year warranty period ending. Discussion of this being disclosed by a seller ensued. Homeowners with third floor living space who do not have the added heat pump were referred to Elizabeth Nelson-Lyda to discuss the issue.

New Elementary School – A general design for an elementary school now on Bull Dog on the Holland Hills side (the area in front of the Enclave) is proposed by Goochland County Schools. It is in design mode - but looks probable at the moment.

Web site – Requested the property manager add to the disclosure packet an insert showing the Holland Hills web URL in big letters to ensure new owners have knowledge of this valuable but underused tool. <http://www.hollandhillshoa.org/>

Path to High School – A design flaw exists in the newly installed path to the high school. A culvert was installed in a ditch and covered with mulch-one homeowner said it will wash away at first rain. Chisholm agreed to inspect same and contact CENTEX with an assessment for the Board of Directors.

Status of Holland Hills road net acceptance by VDOT - The Goochland County Board of Supervisors 7 Nov 2007 minutes show "VDOT: Mr. Miles Pierce, VDOT representative gave an update on road maintenance issues. The Board addressed road maintenance concerns. Discussion on school bus turnaround radius in the Holland Hill subdivision (need 45' radius) as buses are being made longer.

Holland Hills: On a motion by Mr. Eads, seconded by Mr. Quarles, the Board unanimously voted 5-0 to approve the Resolution for addition of the streets in Holland Hills into the state system (copy attached and made a part of these minutes). All ayes." Thus, roads acceptance is at VDOT now.

Committees – A by-name list will be posted on website. All are volunteers and one of

them is to be appointed acting chair and tasked to set up the committee for action. Board will advise their scope of duties.

Damaged dry hydrant sign – At the corner of Thoroughbred and Incline, the paint damaged sign has been removed. A new sign has been ordered by the property manager.

MEETING ADJOURNED

Meeting was adjourned at 7:41pm.