
MINUTES

BOARD OF DIRECTORS MEETING

AUGUST 18, 2008

ATTENDANCE:

Board	Committees	Homeowners	Other
<input type="checkbox"/> John Bishop	<input type="checkbox"/> ARC	<input type="checkbox"/> N/A, or	
<input type="checkbox"/> Tom Ireton	<input type="checkbox"/> Covenants	<input type="checkbox"/> See Attachment	Centex -
<input type="checkbox"/> Elizabeth Nelson-Lyda	<input type="checkbox"/> Landscape		
<input type="checkbox"/> Kevin Leary	<input type="checkbox"/> Socials		
<input type="checkbox"/> Bruce Chisholm			Guest -
<input type="checkbox"/> Darin Smouse			

LOCATION:

Goochland Library

CALL TO ORDER:

John Bishop called to order at: 6:46 p.m.

ESTABLISHMENT OF QUORUM:

4 of 6 Board members were present

ACCEPTANCE OF PRIOR MEETING MINUTES:

Reviewed and unanimously accepted

FINANCIAL REPORT:

Tracey provided financial statements for Board review; they are attached to the meeting packet. Elizabeth Nelson-Lyda will be validating payments made to Accounts Receivables with Tracey and also confirming the validity of late fees at 10% versus 5%. They will discuss the process and procedures for collection and assessment of fees.

OLD BUSINESS:

<p><u>General –</u></p> <ul style="list-style-type: none">• Fencing for Fire Access Road –The Fire Marshall did not approve the proposed design for access gates. The committee will continue to look at steel gates and proceed with the plan in place.• A motion was made to purchase 3 signs which designate fishing for residents only as catch and release. The motion was seconded and carried unanimously.• Path/Walkway to Schools/Update – The Board still considers items related to the walkway as open punch list items for Centex. Kevin Leary and John Bishop to follow up with this.• Dam Update – Mowing is needed around the East Lake and dam. The cost is roughly \$75.00 and \$50.00. A motion was made to proceed with cutting. The motion was seconded and carried unanimously.• Route 6 – It was discussed that property markers are needed on Route 6. There are items which need to be followed up on with regards to Centex's punch list with includes dead tress and additional fencing. Kevin Leary and John Bishop will follow up with this item as well.
<p><u>Architectural Review –</u></p> <ul style="list-style-type: none">•
<p><u>Covenants –</u></p> <ul style="list-style-type: none">•
<p><u>Landscape –</u></p> <ul style="list-style-type: none">•
<p><u>Socials –</u></p> <ul style="list-style-type: none">•
<p><u>Other –</u></p> <ul style="list-style-type: none">•

NEW BUSINESS:

<p><u>General –</u></p> <ul style="list-style-type: none">• John Bishop updated the Board on the status of the Dam Certification. A binder was provided by the Engineering Company which will be reviewed by John and Bruce and then returned to the office of management for filing with Association records. John will follow up to ensure that all requirements have been met.• The contract with Slater Lawn Care has been signed and runs from April 2008 to April 2009.• Andrew Christopher has changed positions within Centex and will no longer be the representative on the Board of Directors. John Bishop made a motion to accept Darin Smouse as the new representative on the Board of Directors representing Centex. The motion was seconded and carried unanimously.• Kevin Leary discussed items of concern with runoff from Incline Court. It was determined that this was an item which needed to be added to the Centex punch list.
<p><u>Architectural Review –</u></p> <ul style="list-style-type: none">• A discussion ensued regarding the placement of a shed within the community on Crest Hollow. Guidance will be provided to Stellar regarding what should be sent to the homeowner.• Ron Hall discussed process for communication and notification throughout the ARC process and

<p>advised that it should be streamlined by Stellar Community Management. Ron will work with SCM to tighten up the process to avoid potential issues with time lines and miscommunication.</p> <ul style="list-style-type: none"> The Ratay application for a split rail decorative structure was declined and has been appealed to the Board of Directors. The Board will invite the Ratays to the next meeting to discuss this issue and make a final determination.
<p><u>Covenants –</u></p> <ul style="list-style-type: none"> It was announced that Angela Carter was stepping down from the Covenants Committee. Steve Diehl has agreed to fill the vacancy.
<p><u>Landscape –</u></p> <ul style="list-style-type: none">
<p><u>Socials –</u></p> <ul style="list-style-type: none"> Kevin Leary proposed a 1st Annual Fishing Tournament for the community. No funding will be required.
<p><u>Other –</u></p> <ul style="list-style-type: none">

ACTION ITEMS:

<ul style="list-style-type: none"> Evaluate Accounts Receivable Items and review late fees. 	Elizabeth/Tracey
<ul style="list-style-type: none"> Consult with contractors for proposed entry access gate designs and submit to Board of Directors. 	
<ul style="list-style-type: none"> Order 3 signs for Holland Hills regarding Resident Only Fishing and Catch and Release program. 	Holly Horn
<ul style="list-style-type: none"> Review proposed Architectural Guidelines provided by ARC. 	Board of Directors
<ul style="list-style-type: none"> Follow up on Centex Punch List and add additional items. 	John and Kevin
<ul style="list-style-type: none"> Coordinate mowing around East Lake and Dam area with Slater 	Holly Horn
<ul style="list-style-type: none"> Send Letter to resident on Crest Hollow regarding shed location. 	Tracey
<ul style="list-style-type: none"> Send invitation letter to Ratays to attend next Board meeting. 	Tracey
<ul style="list-style-type: none"> 	
<ul style="list-style-type: none"> 	

MEETING ADJOURNED: 8:14 p.m.

NEXT MEETING: October 13, 2008

John Bishop adjourned at: 9:30 p.m.

**Goochland Library
6:00pm – 8:00pm
Monday, August 4th or 18th, 2008**