



MINUTES
BOARD OF DIRECTORS MEETING
APRIL 28, 2008

ATTENDANCE:

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

LOCATION:

Goochland High School

CALL TO ORDER:

John Bishop called to order at: 6:06 p.m.

ESTABLISHMENT OF QUORUM:

<input checked="" type="checkbox"/> 5 of 6 Board members were present

ACCEPTANCE OF PRIOR MEETING MINUTES:

<input checked="" type="checkbox"/> Reviewed and unanimously accepted

FINANCIAL REPORT:

Tracey provided the financial statements for Board review, they are attached to the meeting packet.

OLD BUSINESS:

General –

- Goochland County Building Inspections Update – Darin Smouse will provide updated HVAC information to the appropriate personnel at Centex to ensure it is appropriately addressed. He will report back contact name and information.
- Fencing for Fire Access Road – Holly and Elizabeth will need a letter from the Fire Marshal stating that the Post solution from Holland Hills & Enclave to access roads is acceptable. This letter shall be sent to Darin at Centex. Once the letter is received by Centex, Darrin / Andrew will contact contractors to facilitate the process
- Punch List Update – Darin suggested walkthrough w/ board members to complete punch list and work on resolving outstanding issues before next mtg. A motion was made by B Chisholm to have the walkthrough completed in 2 weeks time. The motion was seconded and agreed by all. Home owner Travis.Parrish@gmail.com will be representing the Bayberry lane side for his feedback. Punch list to be completed prior to review.

Architectural Review –

- Ron Hall is the current chairperson for the ARC Committee. The Board would like to set forth process for approval of ARC applications within 2 weeks time of submittal. A determination will need to be made regarding the notification of homeowners as to approvals or denials. Stellar Community Management will provide to Ron Hall a package containing the Association Documents. The two outstanding applications were discussed and were to be evaluated so that decisions could be issued as soon as possible.

Covenants –

- Darin Smouse asked for the HOA stance on HVAC screening. John Bishop informed him that this would be something that the homeowners would need to vote on in this issue as a next step.
-

<u>Landscape –</u>
<ul style="list-style-type: none"> Dams are on track for completion. Quotes are being obtained for review.
<u>Socials –</u>
<ul style="list-style-type: none"> Planning for an Ice Cream Social this summer.
<u>Other –</u>
<ul style="list-style-type: none">

NEW BUSINESS:

<u>General –</u>
<ul style="list-style-type: none"> The Board will follow up on investment options for long term capital funding to be placed in CD through Wachovia.
<u>Architectural Review –</u>
<ul style="list-style-type: none"> Ron Hall discussed his concerns that he did not understand the process for ARC approvals. It was agreed that the committee and will work with the Board to set up standards for ARC review.
<u>Covenants –</u>
<ul style="list-style-type: none"> The Covenants Committee scheduled a meeting to resolve some grey areas within Association Documents. Board members Kevin Leary and Elizabeth to assist in this process. The meeting was set for May 5th and will be held at 6pm at Chisholm Residence. Vince Laudato, currently the Co-Chair of the committee announced his resignation Based on homeowner participation, it was decided that Stellar Community Management should formulate a letter to send to owners within the community addressing issues such as parking on lawns during bus pickup, respecting other owner's property and cutting through yards on the way to school. The letter is to be a friendly reminder that addresses being a good neighbor. Stellar shall also ensure that covenant violation letters are being sent out regularly as needed.
<u>Landscape –</u>
<ul style="list-style-type: none"> Maintenance contract renewal – Holly Horn discussed the current landscaping contracts and bids. The committee agreed to have meeting of the Landscape committee and 2 board members, B Chisholm, Elizabeth and decide on course of action prior to the next mtg. A meeting date will be set within 2 weeks.
<u>Socials –</u>
<ul style="list-style-type: none">
<u>Other –</u>
<ul style="list-style-type: none"> Signature Cards were provided, signed and returned to Stellar. Elizabeth and John to review the financial Database as provided by Stellar to allocate and categorize.

ACTION ITEMS:

<ul style="list-style-type: none"> Resume beaver trapping process as homeowner reports the beaver is out on the lake each morning. 	John Bishop
<ul style="list-style-type: none"> Draft Processes for ARC, Covenants, Financials 	John Bishop
<ul style="list-style-type: none"> Review Financials and Categorize 	John / Elizabeth
<ul style="list-style-type: none"> Formulate a "Good Neighbor Letter" for community distribution. 	Tracey Talbert
<ul style="list-style-type: none"> Ensure Covenant violation letters are sent out as needed. 	Tracey Talbert
<ul style="list-style-type: none"> Complete Punch List & Review with Centex within 2 weeks 	Kevin Leary
<ul style="list-style-type: none"> Coordinate the cleanup of debris on lot #57. 	Darin Smouse
<ul style="list-style-type: none"> Forward HVAC information to the appropriate Centex personnel and provide contact information to the Board of Directors. 	Darin Smouse
<ul style="list-style-type: none"> Meet to review current landscape bids and determine recommendation for moving forward. 	Landscape Committee
<ul style="list-style-type: none"> Meet to review Covenant discrepancies and prepare recommendations for next Board meeting. 	Covenants Committee

MEETING ADJOURNED:

John Bishop adjourned at: 8:30 p.m.

NEXT MEETING:

**Goochland Library
6:30pm – 8:30pm
Monday, June 2, 2008**