



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 10, 2008**

**ATTENDANCE:**

Board	Committees	Homeowners	Other
<input type="checkbox"/> John Bishop	<input type="checkbox"/> ARC	<input type="checkbox"/> N/A, or	Stellar - Tracey Talbert
<input type="checkbox"/> Tom Ireton	<input type="checkbox"/> Covenants	<input type="checkbox"/> See Attachment	Centex - John Humphries
<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 - Dave Duffy
<input type="checkbox"/> Jeff McKay			

**LOCATION:**

Goochland Library
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**CALL TO ORDER:**

John Bishop called to order at: <b>4:09pm</b>
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**ESTABLISHMENT OF QUORUM:**

<input type="checkbox"/> 4 of 6 Board members were present
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**ACCEPTANCE OF PRIOR MEETING MINUTES:**

<input type="checkbox"/> Reviewed and unanimously accepted
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**FINANCIAL REPORT:**

Tracey reviewed the financial statements with the Board. Copies of financial statements are attached to the meeting packet.
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**OLD BUSINESS:**

<b>General -</b> Bus Issue resolved, Dry Hydrant sign installed by Steve Martin.
<b>Architectural Review -</b>
<b>Covenants -</b> Survey of community by Stellar references several violations.
<b>Landscape -</b> Path to High School is insufficient
<b>Socials -</b>
<b>Other -</b>

**NEW BUSINESS:**

<b>General -</b> Assignment of new Board for the 2008 session, review of committee members and responsibilities, review of Building Inspections, Leash Laws, Sign Covenants, Dams, Landscape, Paths, Fire Access, Compliance. Solidify Committee Roster and contact details.
<b>Architectural Review -</b> Building Inspections - David Duffy of Goochland County Building Inspections spoke - we agreed to put the ARC in charge of this issue (in assisting Mr. Duffy and homeowner's organize a master list of affected homes). Elizabeth agreed to manage this process.
<b>Covenants -</b> Leash Law - Several homeowners have voiced complaints of dogs without control of the homeowner

and requested evaluation of covenants and county leash laws. County requires leashes from April 1 to May 31 only. HH covenants require at all times. Stellar to send out letter to home owner referencing covenants ad requesting compliance.

Political and other sign ordinance – Complaints received from homeowners referencing violations fo covenants in the community. Per HH covenants, the only signs allowed are real-estate. Stellar to send a notice and reference violations of the covenants to homeowner.

Homeowner compliance – Stellar has provided a survey of the community in past meetings for potential violations of covenants. Discussion of the Board's obligation to be consistent in dealing with covenants and compliance. This and ARC was asked to survey the community to cross check Stellar records for permits and compliance. Resolution in process for assessments of non-compliance.

**Landscape –**

Access Road – As part of a “Punch List”, Mr. Duffy agreed to be the point person for getting access to the appropriate County officials. .This has been recognized as an on-going problem - in that, the road will continually wash out. Bruce was suggested to manage this effort with the committee.

Dams – Due to inaction from the developer on these critical issues, Board nominated Bruce to document the current stratus of these areas for review with the county and developer.

Front entrance and landscaping - large mulch area was specifically discussed - we agreed to put the Landscaping Committee in charge to review and bring suggestions back to the board

**Socials –**

Review of proposed events. Committee was asked to propose a budget and process for involving the community in such events. Suggestion was to charge a minimum fee to get commitment from homeowners. Social events and budget request to be submitted by next meeting.

**Other –**

HOA Directory - John Bishop will head up with others in completing, designing and formatting with binding and production to be completed by Kevin Leary. Distribution to be done by volunteering homeowners.

Promotion of Web Site – was discussed and decided to promote on all correspondence to the community and promote as a resource for collaboration and information - ongoing process.

Assigned board positions for 2008 - John Bishop - President, Tom Ireton - Vice President, Kevin Leary - Secretary, Elizabeth Nelson-Lyda - Treasurer, Bruce Chisholm - Director. Jeff McKay - Director, Tracey Talbert at Stellar is the management company contracted for 2008.

Financial – move \$2,500 to reserve motioned and approved.

**ACTION ITEMS:**

Committees to meet prior to next meeting and elect a Chairperson to attend Board meetings	All
Post letter to violators referencing covenants	Covenants - Stellar
Fire Access Road evaluation, and suggestions for modifications	Landscape - Bruce
Building Inspections - finalize list of potential affected homes	ARC - Elizabeth
Dams – evaluate, review and contact County / developer for action plan	Landscape - Bruce
Front Entrance clay hill – review and suggest action plan	Landscape
HOA Directory – Content, completion validation for review	John, Kevin & Board
Leash Law – Stellar to send letter to homeowner	Covenants - Stellar
Political Signs – Stellar to research and send notice of violation	Covenants - Stellar
Social budget and proposed events for next meeting	Socials

**MEETING ADJOURNED:**

John Bishop adjourned at: **6:36pm**

**NEXT MEETING:**

**Goochland Library  
6:00pm – 8:00pm  
March 31, 2008**