



MINUTES
BOARD OF DIRECTORS' MEETING
AUGUST 3, 2009

ATTENDANCE:

Board	Committees	Homeowners	Other
<input checked="" type="checkbox"/> John Bishop	<input type="checkbox"/> ARC	<input type="checkbox"/> N/A, or	
<input type="checkbox"/> Tom Ireton	<input checked="" type="checkbox"/> Covenants	<input type="checkbox"/> Travis Parrish	Centex -
<input checked="" type="checkbox"/> Elizabeth Nelson-Lyda	<input type="checkbox"/> Communication	<input checked="" type="checkbox"/> Steve Diehl	
<input checked="" type="checkbox"/> Joe Earley	<input type="checkbox"/> Landscape	<input type="checkbox"/> Angela Carter	
<input checked="" type="checkbox"/> Bruce Chisholm	<input type="checkbox"/> Nominating	<input type="checkbox"/> Ron Hall	Guest -
<input type="checkbox"/> Darin Smouse	<input type="checkbox"/> Socials		

LOCATION:

Goochland Library

CALL TO ORDER:

Bruce Chisholm called to order at: 7:06 p.m.
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ESTABLISHMENT OF QUORUM:

<input checked="" type="checkbox"/> 4 of 6 Board members were present

ACCEPTANCE OF PRIOR MEETING MINUTES:

<input checked="" type="checkbox"/> Reviewed and unanimously accepted with changes. Revised copy is attached.

Old Business:

Dry Hydrant Update - The dry hydrant inspection was completed in July. Bruce Chisholm has requested that the inspection report be posted on the county website.

Emergency Gates Update - The funding was received from Centex and the gates have been ordered. Per Amazing Gates, the delivery time is 3 to 4 months. SCM will continue to monitor the situation and will advise when gates are shipped. The gates will be sent directly to the vendor in charge of installation. Accruals have been made to the financials for shipping and installation in order to balance out the expenses with the income received.

New Business:

Covenants Communication Process - SCM included a copy of a Friendly Reminder Form for consideration by the Board. After much discussion, changes were recommended to the form and SCM agreed to revise and send a new draft to the Board for review. The form will be the first point of contact for community covenants concerns.

Utility Trailers - A number of homeowners expressed concern over the enforcement of utility trailers. In the Declaration, they are not specifically cited. Pursuant to the ARC guidelines, however, the utility trailers must be out of sight or approved by the ARC Committee. SCM will send letters to each homeowner with a trailer advising them of the requirements.

Beavers - Beavers have again been spotted on the lake. At this time it is believed that a dam is located behind homes on Incline court. Bruce Chisholm will inspect the area and advise John of his findings. Should a den be located, SCM is to contact the Wildlife Division for trapping and capture.

Front Pond Landscaping Request - A homeowner adjacent to the east pond has request permission from the Board to clear the area of underbrush and briars. The goal is to have a view and walking access to

the pond. A motion was made by John Bishop to allow this clearing with specific cited conditions. The motion was seconded and carried unanimously. John Bishop will write a letter to the owners advising them of permission and specific conditions for clearing. All work must be done at the cost owner. A copy of the letter will be sent to SCM for their files.

Financial Review: - The year to date financials for the period ending June, 2009 were reviewed and discussed with no recommendation for changes at this time.

Committee Review - Reports & Updates:

ARC - Ron Hall was unable to attend the meeting therefore no items were presented for discussion.

Social - John Bishop spoke for Tracey and advised the ice cream social in June was a big success and had great attendance. At this time, the community is doing Bunco Night, Card Night. A Fall cookout is currently being planned.

Covenants - Steve Diehl presented what is considered to be a good draft of the proposed Amended Declaration. They will now begin working on Supplemental Documents including Community Standards and A Summary of Changes. Discussion ensued regarding presentation of the Documents, how the information will be communicated and voted upon. No final decisions were made at this time. The Board, the Communications Committee and the Covenants Committee will need to work together to formulate a plan for presentation and voting at the annual meeting.

Landscaping - Holly Horn has resigned as Committee Chair. Cathy Chisholm was recommended and appointed chair of the Committee. A note will be sent to Holly by SCM thanking her for her dedication and service.

Communication - Travis was unable to attend the meeting. Information will be sent to him by SCM about various communication needs and the community directory. A publication will be put together advising the community of various items.

Nominating Committee - John Bishop will head up the Nominating Committee which is composed of John, Jeff Michaels and Manny Rodriguez. At this time we have 5 owners who have expressed their desire to serve on the Board. A communication will be sent to the community with the names of Committee members and requesting a general bio from those interested in serving on the Board.

Member Forum:

The nominating Committee should publish information to the community regarding the upcoming elections and determine if additional members are interested in serving. An update will be sent with the Communication Committees correspondence.

The website is currently lacking recent financials and minutes. John Bishop and SCM advised that the information had been provided to the website administrator and that all should be updated. SCM will check on the status of this update.

The opinion was expressed that the HOA should not be cutting the property along Steeplechase as it did not belong to the community. The two sides are currently owned by the Goochland County Schools and should be maintained by them. Bruce Chisholm will check the county website to confirm ownership and a plan will be formulated for next year.

Upcoming events and meetings – Monday, September 21, 2009, 7:00 pm, Goochland Library

MEETING ADJOURNED:

Bruce Chisholm adjourned at: 9:20 pm

NEXT MEETING:

**Goochland Library at 7:00pm – 8:00pm
Monday, September 21, 2009**