

**Annual Meeting of Members  
April 20, 2017**

Board Members

Attendance		Attendance		Attendance	
Ken Owen	Y	Margaret Steele	Y	Judith Fuss	N
Roy Hartley	N	Jan Feigenbaum	Y		

All members were signed in, checked for paid dues in order to vote, and proxies verified. There were 11 homeowners present including 3 Board Members and 12 verified proxies. A quorum of members was confirmed.

The meeting was called to order at 7:00 p.m. by President Ken Owen.

1. The 2016 Annual Meeting Minutes were approved by all members present.
2. The 2016 Year in Review will be posted on the website.
3. The Treasurer's Report including the 2016 income and expenses was given by Jan. The 2017 Proposed Budget was explained and approved by all members present.
4. The Amendment to the By-Laws as stated in Article III regarding meeting of members and voting was accepted by vote of all members present and the proxies. Notice of meetings can be done electronically as well as electronic transmission of proxies. This will save time and money in the future of conducting HOA business.
5. With no nominees submitted from the floor, the slate of nominees for Board Members was voted on and approved by all members present. Ken Owen and Dennis Pauley will serve as Directors on the Board from 2017 - 2020.
6. Susan Tarley of Tarley Robinson, PLC, our registered agent gave a presentation on enforcing declarations under Virginia Law. She emphasized the importance of maintaining the covenants as a priority to preserving property value. The process involves sending letters, assessing charges for specific infractions and then going to General District Court to seek compliance. She will send the Board a list of the specific steps involved to assist us with our compliance issue. She stated that it is rare to have to go to Court. Most homeowners respond to the charges and the letters from the lawyer representing the HOA. If charges are assessed, they must be stated clearly in the Declarations for all homeowners to understand and approved by two-thirds of the members.
7. Business from the floor included:
  - (a) A request was made to increase the funds available for the neighborhood picnic. This will be discussed at the next Board Meeting.
  - (b) The right of way to the Stormwater Maintenance Pond was discussed with the homeowner who owns the property next to it. Ron explained that at this point only a survey of the easement was approved to see how much work was needed to clear the trees and make it accessible to the pond.
  - (c) Two homeowners were unhappy with the utility trailers left in front of two houses and large sports signs located in front of one house on Indian Path.

The meeting was adjourned at 8:30 p.m. by Ken Owen.

Margaret Steele, Secretary HOA

Reviewed by the Board of Directors by email on 5/5/2017.