

Stoney Glen South Association Board Annual Meeting Minutes

P.O. Box 2356
Chester, VA 23831
Web: www.stoneyglensouth.org

MEETING CALLED BY: SGS Association Board President

TYPE OF MEETING: Annual Meeting

DATE: Monday, February 23, 2015

TIME: 6:30 PM

LOCATION: Carver Middle School
Chester, VA 23831

Board of Directors (BOD) and Associated Officers

Wayne Wright, President;

Vacant, Vice President, Chair, Community Relations

Edna Willis, Recording Secretary

Vacant, Correspondence Secretary

Michael Forinash, Treasurer

John Racer, Chair, ARB; Director-at-Large

Edward Burgos, Chair, Maintenance; Director-at-Large

Judy Cunningham, Chair, Landscaping Committee

Ed Hooker, Neighborhood Watch Committee

I. MEETING CALLED TO ORDER

Wayne Wright

The 2015 Annual Homeowners Association (HOA) Meeting of the Stoney Glen South Association was called to order by the President at 6:35 PM.

II. INTRODUCTION

Wayne Wright

After a welcome comment and a brief question and answer period, the Annual Presentation was given.

The President covered the Agenda and introduced the board members and the committee chairs. Each committee chairs informed the members of their 2014 Accomplishments and highlighted progress on planned project for year 2015.

III. SGS 2014 SALES STATUS/BUILDERS

Total of 413 lots is SGS (Includes Timsbury). Total homes sold in 2014 were 3 in Timsbury Pointe (no lots left) and 12 in SGS.

There are three developers remaining in SGS, Hulbert (1 vacant lot), M&F (1 Model, 1 vacant lot) and Reeds Landing (owns 2 lots).

IV. COMMITTEE AND BOARD HIGHLIGHTS

A. Architectural Review Board (ARB)

Alan Cunningham

Two functions of the ARB: Review requests for any modifications to home/property exteriors and enforce violations. All information is on website, to include improvement applications. All violations are allowed 30 days to rectify before sending for legal action. Main violations are:

- Mail boxes - all should have same type mail box; sold at Lowes
- Trash cans in view of road - don't leave trash can on street for couple days
- Mold on property exterior
- Outbuilding/Shed Violations - main doors can't face street; have some without approval
- Fences – open construction, no more than 4 feet in height

This year we hired someone to help with identifying violations. Yards will be the focus for 2015, getting rid of weeds.

Question – How do you propose to enforce weeds in someone's yard? **Response:** Suggest using weed killer and seeds and keep cut.

Question – How much is it costing to hire outside source to enforce violations? Is it a line item in the budget?

Response: Around 4k. Yes.

Question - Who was hired to enforce violations? **Response:** Individual from accounting firm with realtor experience

Question – Why are we hiring someone when we have a committee? **Response:** Time limitations. There should be 3 to 5 members on the committee, there are 2. If we could get 3 volunteers we could let the contractor go.

Question – Mentioned fence, what do you do about trees on property line crossing over on to your property?

Response: You have the right to trim the part that is in your yard.

Anyone can identify a violation just report it to the committee or you can sue individual yourself.

Question – How successful are we at obtaining assessments for vacant houses. **Response:** In general when fines start hitting usually violations are corrected. SGS has not lost a case.

If a home is purchased with a violation the new owner does not have to correct it, however they usually will when brought to their attention.

B. Landscaping

Judy Cunningham

Committee functions, accomplishments in 2014 and goals for 2015 were presented. Thanked individuals that planted flowers, Kathy Edwards, Maria Nuw, Edward Hooker and Brian Leavitt.

C. Maintenance

Edward Burgos

Reiterated that VDOT is responsible for potholes and the county is responsible for snow removal – major roads cleared within 24 hours and secondary roads within 48 hours.

Please use pet way stations and let us know if bags are needed.

Reference Construction of shelter at playground:

Question – Have we taken a vote to see if the community wants the gazebo? Seems like a large amount for a shelter.

Response: The gazebo was planned and budgeted several years ago. Last year it was solidified and funds set aside.

Question – Is there an expectation that we will be doing more as a neighborhood? **Response:** It will be available for everyone in the community.

Question – Is the playground open 24 hours? **Response:** Intended to close at dusk; will have to put a security light. In the past had problems with vandalism, but have to have some type security.

Question - Will homeowner be provided an opportunity to conduct a second vote for or against the current proposed action? **Response:** Maintenance Committee addressed the question. Current homeowners have not given any indication for or against the Construction of 20'X35' shelter. The challenge, however, lies in statutory requirements concerning when the funding for the project was budgeted and voted on over 2 years ago.

Question – At what point do we go back and assess? **Response:** If the community wants the gazebo reassessed the board is not opposed to doing so. Can put a survey on next door then have a special session.

Question – Is there an issue with having a clubhouse? **Response:** There are no plans to have a clubhouse or pool; development was not designed for it.

Question – How can a homeowner stay up to date on what is happening? **Response:** Go to website or next door, attend annual and monthly meetings.

Question – Will maintenance be performed on the fence anytime soon? **Response:** Yes fence will be power washed once the pollen season ends.

Question – After broken fences repaired? **Response:** Not aware of broken rails, will take a look at it.

D. Neighborhood Watch

Edward Hooker

Chesterfield County Crime Report is posted on next door, easiest way to get to most people.

Question – Why would a block captain have a home not on their street? **Response:** Block Captains changed from previous list because of duplication on the list. Will get together later to go over your specific list.

E. Treasurer’s Report

Michael Forinash

Budget is 68k verse expensed is 63K.

Question - Why is the budgeted amount for Homeowners Dues (\$63,750) higher than number of homeowners indicated (413*150 = \$61,950).

Response: The Treasurer addressed the question. We used the number provided by the Accountant Office; she indicated that 425 (425*150=\$63,750) homeowners got invoiced. For future Annual HOA Meeting, board member and accountant must synchronize all financial data

Question – What is included in the Baltustrol improvement? **Response:** Fence and grass. It was suggested by a homeowner to include a list of delinquent accounts.

Question – What is included in contract administration? **Response:** Accounting and Office duties.

Question – Who manages the website? **Response:** Guppyfish is paid \$45.00 to manage however, the Interim President, Wayne Wright put items on the web.

V. PUBLIC OUTREACH AND CERT COORDINATOR

Sherri Laffoon

Ms. Sherri Laffoon, Public Outreach & CERT Coordinator; briefed the Chesterfield County’s Community Emergency Response Team (CERT) program. CERT provides basic emergency skills needed immediately following a major disaster, when emergency services may not be available and when residents may have to rely on each other for life-saving and life-sustaining needs. Ms. Sherri Laffoon passed out informational packet and provided the next training session timeline. Question- Is class offered during the week. Response: Yes. Thought about holding class on Saturday, however it would take 3 full Saturday and that is hard for attendees to commit.

VI. NEXT DOOR AND SGS WEB SITES

Edna Willis

Presented a broad walked through showing how to access information on the websites (SGS/Next Door).

VII. NEW BOARD MEMBER NOMINATION, ELECTIONS and RESULTS

The Treasurer addressed residents in order to elect Members to the HOA’s Board. There were four nominations from the floor for the Board of Directors and committee members: Dennis Calloway, Soloman Blevins, Angela Blevins and Darrell Smith. All nominees were unanimously accepted.

Wayne Wright, Vice President was nominated for the President position.

VIII. ELECTION RESULTS

Wayne Wright / Michael Forinash

Alan Cunningham made a motion to accept the nominees for the board and committee vacant positions. Howard Turner seconded the motion:

President – Wayne Wright

Vice President – Dennis Calloway

Correspondence Secretary – Angela Blevins

ARB Committee Members: Darrell Smith

Soloman Blevins

Cheryl Smith (volunteered after meeting)

IX. BOARD PROECTS FOR 2015

Wayne Wright

Question – When is the Spring Yard Sale? Response: May 2nd.

X. TIPS FOR DEALING WITH HOME ASSOCIATION

Wayne Wright

Question – Can resident seek to amend a provision of the SGS Association documents, in order to grandfather shed installation violations. **Response:** ARB Committee addressed the question. A special meeting of the members may be called to vote on amending certain provisions of the HOA’s Governing Documents. HOA must seek legal advice in order to address changes in the laws affecting HOAs bylaws and rules.

Question – What can be done about the cars parked on the street? **Response:** Something the board needs to take up with the lawyers. Unhitched trailers parked in the street can be reported to the police and they will issue a ticket.

XI. DRAWING:

Mrs. Ancrum won the \$150.00 drawing for reimbursement of assessment fees for 2015. Mr. Baptiste won the \$100 drawing.

XII. ADJOURN:

There being no further business, the meeting was adjourned at 8:30 PM.

Edna Willis

Board Recording Secretary

February 23, 2015

Date

Attachment: 2015 Annual Meeting power point presentation.