

# Stoney Glen South Association Board Meeting Minutes

Chester, VA 23831  
Web: [www.stoneyglensouth.org](http://www.stoneyglensouth.org)

**Meeting Called By:** SGS Association Board  
**Type of Meeting:** Monthly Meeting  
**Date:** Monday, September 16, 2013  
**Time:** 7:30 PM  
**Location:** 5279 Beachmere Terrace  
Chester, VA 23831

**Attendees:**  
Dwight Durmon, *President; Neighborhood Watch*  
Tonja Ancrum, *Recording Secretary*  
Michael Germain, *Chair, Maintenance; Director-at-Large*  
Alan Cunningham, *Treasurer*  
Judy Cunningham, *Landscaping*

**I. Meeting Call to Order** Dwight Durmon  
The meeting was called to order at 7:58 p.m.  
A. Neighborhood Watch/Block Captains  
The President informed the board there were 3 incidents in July; larceny (auto) on 1 July; fire works complaint on 4 July; and an accidental alarm on 29 July.

**II. Approval of presented Meeting Minutes from August 5, 2013.** All  
It was motioned and second to accept the August minutes with the board's corrections.

**III. Old Business**

B. Architectural Review Board (ARB) John Racer  
No Report

C. Maintenance Michael Germain  
Mr. Germain recommended the HOA request an amendment to the conditions of the zoning vs sticking with the 40 ft from the property line to install a shelter on the playground. The board discuss reducing the size to 20x25 if it is not approved for the requested 25x30. Previously, the playground was approved with a shelter on the plan. The HOA could make a good case in getting the request amended.

Dog poop stations-Mr. Germain shared a couple options for dog poop stations. The board agreed to the Starter Pet Waste Eliminator Station with trash receptacles. The company will be contacted to inquire if checks are accepted. It was motioned and second to buy four (4) at \$149 each plus shipping. The four (4) include the playground and the three (3) entrances.

Mr. Germain also discussed an additional piece of playground equipment. The board President Durmon recommended the board table this option until the area is measured.

D. Landscaping Judy Cunningham

Ms. Cunningham shared that Mr. and Mrs. Lamont Barnes on Glen Morgan Drive won Yard of the Month for September.

- E. Community Relations Milton Smith  
No Report
- F. Correspondence Secretary Dennis Calloway  
No Report
- G. Treasury Reports and Updates Alan Cunningham  
Collections Report  
Mr. Cunningham stated there is \$10,800 in accounts receivable.  
The lawyers are in the process of doing liens on delinquent properties. These must be completed before the end of the year. They will be mailed out in September and October.  
When an owner owes over \$500, the HOA goes to court.  
To date, the HOA has paid \$5800 in legal expenses.

Balance Sheet  
\$61,600 cash-on-hand  
Income/Expense:  
Collected \$3,400 in attorney's fees  
Collected \$58,000 in assessments.

Expenses:  
Major items include-  
\$2,100-playground  
\$3,400-Accounts/Administrative costs  
\$12,6K-landscaping/grounds keeping  
\$5,800-legal fees

Total expenses: \$30K; Total income: \$61.7K

Note: Financial reports will be posted on the website quarterly. On September 16, 2013 the association finalized the annual tax return.

#### **IV. New Business**

**All**

Mr. Cunningham stated he will update the disclosure packets and the webpage. He also stated headshots of new board members need to be posted.

#### **V. Scheduling of next two meetings; Date, Time, Location**

- A. October 7, 2013, 7:30 p.m., 14337 Woodleigh Drive
- B. November 4, 2013, 7:30 p.m., 14113 Beachmere Drive

#### **VI. Adjourn meeting**

Motion: Mr. Cunningham

Seconded: Mr. Germain

**Minutes Certification:**

Tonja Ancrum  
Board Recording Secretary

September 17, 2013  
Date

Approved by the Board of Directors October 2, 2013