

October 17, 2022 7:00 start of meeting

Board members in attendance as follows:

Ana, Maria, Cody, Julie, Jack, Mabel; Dani unable to participate.

Agenda – Maria motioned to approve the draft Agenda, Julie seconded. All voted in favor.

Maria motioned to approve September's meeting minutes, Ana seconded. All voted in favor.

Discussed the financial reports, specifically legal fees for collections of past dues. Maria motioned to continue paying legal fees for collections on the past dues, Julie seconded, and all voted in favor.

The Board discussed a sinking fund contribution. Julie motioned to move \$10,000 into the sinking fund, same bank different account. Maria seconded, and all voted in favor. This added to the agenda.

We need to find replacement for Sylvia as she has resigned effective end of 2022.

The Board briefly discussed a replacement for Sylvia in the HOA packages. Maria said that Ivan was willing to assist.

Architectural Control -- Jack discussed the ACC review process. He suggested referring to ACC violation letters from the past year and inspecting those houses to make sure the violation were repaired. At the same time, ACC Committee made up of Jack and Gail Wentworth would inspect community for new violations. Julie suggested alerting the Community by email that there would be ACC inspections. Jack to speak with Gail and coordinate inspections.

The Board talked about lawns and maintenance. Maria made a motion to pay John for his work on refurbishing the benches and trash cans. Cody second. All in voted in favor. Ana mentioned the Dominion Power Street Lights needed repair. Maria stated she would contact Dominion Power.

Mabel discussed continuing trash issues and a brief discussion followed. Maria requested a special pick up from the trash company for rugs. Painting and repair of playground equipment was discussed. The Board decided to table this discussion until a later date. The wall on Rivershore Drive was discussed and a decision was made to wait until spring to make repairs. Board talked about putting fence around playground again. Maria motioned not to replace fence, Julie seconded. Motion passed.

The Board discussed the November budget and planning meeting for Annual meeting. Maria said she would speak with Steve to get more information. There was a discussion about the Annual Meeting date, location and time options. Maria would look into options and discuss next meeting.

Maria discussed filing a Nuisance Petition against the owner of 12759 Captains Cove (burned house). Board unanimously agreed to file the petition. Maria to gather signatures and put package together to file with PWC Court.

There was a discussion about the Annual Meeting date, location and time options. Maria would look into options and discuss next meeting.

Meeting adjourned at 8:20pm.