

SERENE CREEK RUN ASSOCIATION

Meeting Minutes - July 10, 2022 - 7:00PM @ Clubhouse

Attendees: *Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford, Rich Buswell*

Financial Report: see attached file

Speeding: Neighbors continue to observe vehicles dangerously speeding on Riley Run Rd. It is a serious safety concern for the entire neighborhood. Vehicles are seen going 40 MPH and higher in this 25 MPH residential zone. Recently, one neighbor nearly had a head on collision with a speeding teenage driver on Riley Run Rd.

Please slow down on Riley Run Rd and ask your teens that drive and their friends to do the same when driving through the neighborhood!

Thanks to the many neighbors that do observe the speed limit.

Legal: Still waiting on the appeals court decision in the Rivers case. Appeals court decisions average 6 months but some can take 12 months. We hope to get a decision soon, this summer or early fall.

Trail: If you know someone that would be interested in clearing the trail once or twice a year, contact a board member. This work includes moving small fallen trees or using a chainsaw to cut a section from any larger fallen trees. Owners can maintain their own portion of the trail if they choose.

Pool Status: The pool is operating well this year. The new variable speed pump is working well with lower electric costs.

-Pool deck and fence were pressure washed in the spring

-Skimmer repairs made in 2020 continue to hold up well. -Some water-line tiles have fallen off and temporarily repaired.

Concrete pools need major refinishing work every 10-12 years on average. Our pool is now 15 years old. We will investigate different options for resurfacing and obtain estimates for a major pool refinishing job two or three year from now.

Fireworks: Approved fireworks at the pond caused problems with some horses at the stables over the July 4th weekend. For the safety of the horses, fireworks on HOA common areas (Clubhouse/Pool/Pond) will no longer be approved.

Future HOA meeting dates: Oct 9, Jan 15

Financial Report

2nd Quarter 2022

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
HOA FEES	4/2/22			ACH payments		1,605.00	29,035.07
Admin/Bank Fees	4/5/22			ACH Banking Fee	20.00		29,015.07
Attorney/Govt	4/5/22	EFT	PLDR Law	Attorney Fees Stmt-149946	93.00		28,922.07
Groundskeeping	4/8/22	ACH	Kevin Breimann	Leaf cleanup - Inv 22-003	75.00		28,847.07
Groundskeeping	4/13/22	EFT	SLG	Trail Mowing	73.50		28,773.57
Groundskeeping	4/13/22	ACH	Kevin Breimann	Debris cleanup - Inv 22-004	300.00		28,473.57
Electricity	4/14/22	EFT	AEP	Electricity-Clubhouse	62.00		28,411.57
Electricity	4/19/22	EFT	AEP	Electricity-Sign	8.92		28,402.65
Attorney/Govt	4/20/22	ACH	Pacer Legal Docs	Reimburse -Pacer payment	34.80		28,367.85
HOA FEES	5/3/22			ACH payments		1,620.00	29,987.85
Admin/Bank Fees	5/3/22	EFT		ACH Banking Fee	20.00		29,967.85
Pool Maint & Expenses	5/4/22	ACH	Amazon	Reimburse-Garden Hose for Pool	23.00		29,944.85
Pool Maint & Expenses	5/4/22	ACH	Amazon	Reimburse-Splitter for faucet	24.21		29,920.64
Groundskeeping	5/6/22	EFT	SLG	Trail Mowing	73.50		29,847.14
Pool Maint & Expenses	5/11/22	ACH		Reimburse-Gas for Pressure Washer	20.47		29,826.67
Pool Maint & Expenses	5/11/22	ACH	Home Depot	Reimburse-Spray paint for tables	25.21		29,801.46
Pool Maint & Expenses	5/11/22	EFT	Pool Foolin	Invoice-10957 Pool Chemicals	536.00		29,265.46
Electricity	5/15/22	EFT	AEP-Online Payment	Electricity - Sign	10.92		29,254.54
Electricity	5/15/22	EFT	AEP-Online Payment	Elec- Clubhouse	60.80		29,193.74
Other Amenity Expenses	5/24/22	ACH	Ace Hardware	Reimburse -Door Hardware	23.95		29,169.79
Other Amenity Expenses	5/24/22	ACH	Home Depot	Reimburse -Clubhouse Door	288.52		28,881.27
Attorney/Govt	5/27/22	1790	Treasurer of Virginia	DPOR Annual Registration	30.00		28,851.27
HOA FEES	6/2/22			ACH payments		1,620.00	30,471.27
Pool Maint & Expenses	6/2/22	ACH	Wayfair	Reimburse- Side Tables for Pool	56.84		30,414.43
Groundskeeping	6/2/22	ACH	Kevin Breimann	Mowing - Inv 22-005	750.00		29,664.43
Admin/Bank Fees	6/2/22			ACH Banking Fee	20.00		29,644.43
Insurance	6/6/22	EFT	Travelers Ins	HOA Insurance	2,405.00		27,239.43
Groundskeeping	6/7/22	EFT	SLG	Trail Mowing	73.50		27,165.93
Pool Maint & Expenses	6/14/22	ACH	Ace Hardware	Reimburse- Matls for pool tile repairs	50.51		27,115.42
Electricity	6/15/22	EFT	AEP-Online Payment	Elec- Clubhouse	217.50		26,897.92
Electricity	6/15/22	EFT	AEP-Online Payment	Electricity - Sign	10.92		26,887.00
Pool Maint & Expenses	6/27/22	ACH	Ace Hardware	Reimburse- Matls for equip repairs	13.22		26,873.78
Groundskeeping	6/27/22	ACH	Kevin Breimann	Mowing - Inv 21-006	750.00		26,123.78

2022 SCRA Budget

Expense	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	TOTAL
Pool Expenses	0	0	0	0	629	121	0	700	0	0	2700	0	4149
Electricity	60	124	160	71	72	228	258	270	270	270	230	100	2114
Groundskeeping	0	0	1374	449	74	1574	74	824	824	74	0	0	5263
Other Amenity Expenses	0	0	0	0	312	0	0	1000	0	0	0	0	1312
Insurance	0	0	0	0	0	2405	0	0	0	0	0	0	2405
Govt/Attorney	0	124	1017	128	30	0	0	1150	0	1000	0	0	3449
Social Activities	0	26	21	0	0	0	0	0	0	0	0	0	47
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	130	350
Total Expenses	80	295	2592	667	1137	4347	352	3964	1114	1364	2950	230	19090
HOA Fees (income)	8100	1620	1635	1605	1620	1620	1620	1620	1620	1620	1620	1620	25920
Bank Account Balance/est. ###	\$27,062	\$28,387	\$27,430	\$28,368	\$28,851	\$26,124	\$27,392	\$25,049	\$25,555	\$25,812	\$24,482	\$25,872	