

## Meeting Minutes

HOA MEETING - Oct 15, 2023 - 7:00PM @ Clubhouse

Attendees: Jason & Brittany Gilbert, Terry Palazzi, Lori Friedman, Amy Pemberton, Diane Summers, Sim Ford

### 1. Financial Report

See report below

Projecting \$39,000 in our reserve fund by the end of the year for our future pool refinishing work

### 2. Nominations for 2024 Board members and ACB members.

There is still time for nominations prior to the January election

Elections will be held in early January - online ballots will be emailed to all owners.

### 3. The pond drain has been cleared and the water level is back to normal.

Thanks to Ralph Beck for doing this.

### 4. The Lis Pendens documents, affecting the HOA property and 8 specific lots, are no longer valid.

The appeal by Rivers was denied by the 4th Circuit Court of Appeals back in May.

5. We will need to replace the two chlorine generator cells at the pool next year. In September, the current units were not able to keep up and we had to add chlorine tablets to maintain the proper level. This is normal maintenance.

### 6. Future HOA meeting dates - Jan 14, 2024

## Financial Report

3rd Quarter 2023

HOA FEES	7/3/23			ACH payments		2,100.00	39,879.88
Other Amenity Expenses	7/5/23	ACH	Scott's Mulch	Reimburse- Gravel for driveway	76.08		39,803.80
Admin/Bank Fees	7/6/23			ACH Banking Fee	20.00		39,783.80
Groundskeeping	7/7/23	ACH	Asa-Mowing	Mowing	400.00		39,383.80
Attorney/Govt	7/12/23	1796	PLDR Law	Attorney-Inv 157107	62.00		39,321.80
Electricity	7/15/23	EFT	AEP	Electricity - Clubhouse	314.83		39,006.97
Electricity	7/15/23	EFT	AEP	Electricity - Sign	11.87		38,995.10
Groundskeeping	7/21/23	ACH	Asa-Mowing	Mowing - 7/19	400.00		38,595.10
HOA FEES	7/24/23			Payment Lot 22 - closing		75.00	38,670.10
Groundskeeping	8/1/23	ACH	Asa-Mowing	Mowing 7/28	400.00		38,270.10
HOA FEES	8/2/23			ACH payments		2,025.00	40,295.10
Admin/Bank Fees	8/3/23			ACH Banking Fee	20.00		40,275.10
Groundskeeping	8/10/23	ACH	Asa-Mowing	Mowing	400.00		39,875.10
Pool Maint & Expenses	8/14/23	ACH	Pool Foolin	Pool Invoice-14844-Materials	684.75		39,190.35
Electricity	8/15/23	EFT	AEP	Electricity - Clubhouse	323.21		38,867.14
Electricity	8/15/23	EFT	AEP	Electricity - Sign	11.87		38,855.27
Groundskeeping	8/22/23	ACH	Asa-Mowing	Mowing	400.00		38,455.27
Attorney/Govt	8/26/23	EFT	PLDR Law	Attorney-Inv 157518	125.00		38,330.27
Attorney/Govt	8/26/23	1797	Treasurer of Virginia	SCC Registration 2023	25.00		38,305.27
HOA FEES	9/2/23			ACH payments		2,025.00	40,330.27
Admin/Bank Fees	9/3/23			ACH Banking Fee	20.00		40,310.27
Groundskeeping	9/6/23	ACH	Asa-Mowing	Mowing 1&2 weeding.	400.00		39,910.27
Pool Maint & Expenses	9/8/23	ACH	Pool Foolin	Pool Invoice-15917-Materials	761.25		39,149.02
Attorney/Govt	9/18/23	EFT	PLDR Law	Attorney-Inv 158236	325.00		38,824.02
Electricity	9/15/23	EFT	AEP	Electricity - Clubhouse	311.77		38,512.25
Electricity	9/15/23	EFT	AEP	Electricity - Sign	11.87		38,500.38
Groundskeeping	9/22/23	ACH	Asa-Mowing	Mowing 1-2	250.00		38,250.38

## 2023 SCRA Budget

Expense	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Pool Expenses	0	144	168	0	648	132	0	685	761	0	3345	0
Electricity	99	299	0	343	79	281	327	335	324	336	250	130
Groundskeeping (Mowing)	0	0	0	1050	1200	1050	800	1200	650	400	0	0
Other Amenity Expenses	0	77	0	25	99	263	76	0	0	0	0	0
Insurance	0	0	0	0	0	2534	0	0	0	0	0	0
Govt/Attorney	0	0	0	0	30	0	62	150	325	62	0	0
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	176
Total Expenses	119	540	188	1438	2075	4280	1285	2390	2080	818	3615	306
HOA Fees (income)	9300	2100	2100	2100	2100	2100	2175	2025	2025	2325	2025	2025
Bank Account Balance/est. #####	\$35,802	\$37,362	\$39,273	\$39,935	\$39,960	\$37,780	\$38,670	\$38,305	\$38,250	\$39,757	\$38,167	\$39,886