



Board Meeting - September 10, 2017 Bobby Glass residence
In attendance: Bobby, Regis, Debra, Nancy, David, and Drew

Meeting called to order at 3:07PM

Secretary Report, Nancy:

Minutes from June 2017 meeting circulated already through email. - approved

Treasurer's Report, Debra:

- No official report but CPA is working on books to reconcile balances. Balance is \$54,256.75 between POA and Marina accounts. Will share details when available. Debra reported that we still own \$1400 to the Marina account from the general funds. This was not separated when the funds transferred over from Waterside Properties when the PRF Board took over the books for our own accounting. The Board approved moving the funds into the marina account.
- Debts to be paid - MarionGlass submitted an invoice for the new sign on the Marina "Private Marina - Members and Guests Only" \$45.22
- Dues Unpaid - Discussion about one lot owner delinquent for over 2 years and currently has lot listed as for sale. Owner has not responded to several notification letters. Board decided to put lien on property as additional protection to prevent the transfer of title before the lien is settled. Debra will contact Warren Matthews to send proper notices and pursue lien on property.
- Regis will begin creating estimates for reserves for both our main and marine dock accounts to assure that funds are set aside to cover future maintenance and upgrade needs.

Architectural Review Board Report, Regis

- Members officially named to the committee are Regis, Bobby, Drew and David
- Two properties submitted landscape plans - Lot 6, Reynolds and Lot 42, Metrovic. Both were approved.
- Hendrix family moved into the former Goudy home on Lot 35
- Lot 45, Rulifson home will be finishing construction in near future
- Reminder to all homeowners to submit plans to the architectural review committee before beginning hardscape and landscape projects.

Old Business:

- Appreciate all Regis has done in the short time he has been in the ARC seat, New Bylaws, Website, Website Administrator.
- Report on Trailer Parking expansion - Drew talked with Keith King and he should finish project by end of September. The project will require putting gravel on trailer parking lot expansion and pathway down to marina plus two concrete culverts for parking area, and one for the pathway to marina. Existing trailers in parking area will need to have locks removed during the re-graveling so they can be moved as necessary, then be replaced. This led to discussion about the trailers still on home owners property needing to be moved to the new parking area when it is completed. Letters will be sent to owners who have trailers in their front yards stating the need to have all trailers off personal property. Owners can move them to parking area for no additional fees, or make arrangements to move them elsewhere.
- Report on Landscaping for Main Entrance - Drew and Nancy will assist with plant selections and design with contractor Andy Gordon. Questions arose about replacing the wood fence with a rock fence to match the existing rock entryway on the right side entering subdivision. Drew will get an estimate on costs of building new rock wall and separately the cost of installing a name plaque with our subdivision name. Board will consider new wall and name plaque when bids come back.

New Business:

- The Marina docks have 3 boats using spaces at this time. Requests have been made to have a roof put over the marina docks to better protect the boats from the weather, ease of maintenance, and to allow for boat lifts and other benefits to the owners. Debra will secure bids from contractors for new roof. Tim Gainey with Gainey Construction is the contractor who originally built the marina docks and will be asked for an estimate. There was discussion of possible ways to finance this improvement. Update Note: We have been informed by Dominion Power (William Miller) that due to the classified sensitive area in the cove, a roof system installed over the docks is not permissible.
- A need for water for the marina docks is desired. Debra will secure a bid for getting a water meter and hookup for county water to be supplied down the pathway to the docks? An alternative solutions discussed was to consider installing a shallow well pump for same purpose. Could be less expensive, and no monthly water bills.

- Kayak Rack - There was discussion about building a kayak rack by the community marina so that that home owners and marina slip owners could leave their kayaks down by the docks and wouldn't have to transport them back and forth.
- PWC annoyances in our cove - There are concerns about PWC use in and around the cove area. The concern is for personal safety of swimmers, plus the constant noise and additional erosion and disturbance to the sensitive coastal areas. Bobby talked with some neighbors in the cove and gained their willingness to take their PWC away from the cove to play. There is a need to ask others in our immediate area to move their PWC activities out into main lake and away from close-by homes. The law states that there is to be no wake from a boat or PWC when within 50 foot of a dock. Owners are not abiding by that law and are not educating their guest about this courtesy and safety practice. It was discussed that the police do come through occasionally and write tickets, but not nearly enough patrolling happens to to be effective. Merrymount Association President, Doug Sobey, will be contacted by Bobby to partner with us on this matter. We plan to write a letter in the spring, before boating season begins, to address this concern with owners from both communities to cooperate by showing consideration for neighbors in the community when using their boats and PWC in the immediate areas.
- Sensitive Cove Erosion - Bobby contacted the County Commissioner's office in Boydton to learn how to start an application for declaring Hawtree Creek's designated Environmental Sensitive Cove area as a No Wake Zone to protect our eroding shorelines and swimmers from boats and PWC that run at full speed pulling floats without regard to people in the cove or the docks nearby or the wakes they create that erode the shorelines. We have been informed by Dominion Power that "NO WAKE" areas are approved by the county and Virginia Dept. of Game and Inland Fisheries. Bobby will be following up with them to begin the process. Merrymount considered applying for a "NO WAKE" status a few years ago, and their community was not supportive of the NO WAKE for the channel area. We hope to gain support for creating a "NO WAKE" status for our cove since we now house a community dock.

Next meeting December 3rd, Sunday at 3pm at Rulifson home.

Meeting adjourned at 4:24PM