



Board Meeting, March 3, 2019 at home of Drew Goodwin

Meeting called to order by president, Bobby Glass at 2:15PM Present were Bobby Glass, Nancy McDonnell, Regis Rulifson, and Drew Goodwin

Secretary Report:

Minutes from December meeting were reviewed by all and approved.

Treasurer Report:

Paul Hendrix was not in attendance, but dispersed statements to all via email. Most dues have been collected by due date of February 28, 2019. Paul will compile a list of owners who have not paid. Profit and Loss from January 1 through March 2 shows a net income balance of \$24,542.85. Balance net income from 1/2015 is \$60,175.91. All current expenses paid up to date, with some major landscaping projects to be completed and billed in next few months.

Architectural Review Committee update - Regis, April, Kathy, Drew, Bobby

- Regis submitted his plans for additional landscaping around his home including hot tub install in back of home. His plans were approved as submitted.
- Work Trailer observed in Sullivan's side yard. Bobby will chat with Mike Sullivan to apprise him of current requirements to move trailer off property after use. Trailer parking area has sufficient room to accommodate his and other trailers.
- Website - Regis wants to re-write the Architectural Guidelines into a more concise document with Bullet Points to highlight the important points for easier reading and remove the vague and often contradictory statements that often confuse instead of define our intent. He would have the new Guidelines supersede the original, but attach the new Guidelines as an amendment once the Board approves the changes in language and presentation

Landscape Review Committee update- Nancy, Cameron

- Landscape at Entrance - Nancy provided update: workers are working when weather permits, modified the height of new wall to compliment existing rock wall on opposite side, new pillars constructed at beginning and end of new rock wall, plus one more to be built at end of existing split rail fencing. Rock sign will be added in face of rock wall with name of sub-division engraved in approximately 5" letters. Extra rails that were removed to build stone wall, will be used to replace damaged rails, or stored in tobacco barn. Additional work, including adding pillar to raise existing entry signpost will be determined if necessary after current project is finished.
- Removal of metal shed - Nancy will provide additional information to Phil that the steel shed has a heavy compressor inside on concrete slab. It needs to be removed also. She will ask Phil to reseed the ground area around the cleared area after the metal shed is removed. Additional plants at the end beyond the fence will be considered if needed.
- Water source will be added to front area so we can connect hoses if we need to water new plants in the summer months. Nancy will follow up with Top Gun.
- Additional grading and contouring of ditches will be evaluated later also. Nancy will work on finding someone to hire for this project.

Unfinished Business

- Trailers - Follow up on letters sent to homeowners with trailers on their property. Richard Lareau was the only resident that contacted Bobby that he moved his boat trailer. Bobby has had no response from any of the other recipients of the "trailer letter" sent back in December. Board asks that Paul send a separate invoice for those trailers still in violation, and continue invoicing on a quarterly basis until trailers have been removed. Bobby will speak with Tony Stafford (Don Thompson's step-son) about his father's refusal to move his trailer with hopes of finding a peaceful resolution. Since Roy Robertson failed to attend the special meeting to discuss his trailer issues, the demand letter sent to him will be enforced until his current violation is resolved. James Loy did not notify Bobby that he moved his trailer, although he may have moved it.
- Mowing contract renewal - Drew will contact Sam Mosley to confirm that he will continue mowing Association property as before - same number of cuttings. Drew has permission to up our fee for him as needed to secure his renewal contract.
- Lien on Lot 48 - Bobby informed Board that Lien paperwork for Lot 48 was completed by Attorney Tessie Bacon. He stopped by their office in South Hill and signed the Memorandum of Lien with their Notary, and Paul sent them a check to have it recorded with Mecklenburg County Circuit Court. Bobby has a copy of Memorandum for our records.

New Business

- HOA Disclosure Packets: The Property Owners' Association Act requires that a disclosure packet be made available to any prospective buyers of property in our sub-

division. We discussed the details of the new requirements and will make the disclosure materials as a part of our Association Website under a special heading "HOA Disclosure Packet" which will include the necessary information for any potential new owner as stipulated by the Commonwealth of Virginia Common Interest Community Board's new requirements. Bobby left a copy of the new requirements with Regis for his review.

- HOA Dues discussion: Our new neighbors, Scott and Dawn Jackson, who purchased their home on lot 29 and purchased the adjacent lot 30 asked the board to consider dropping dues for one property if they legally combine the two lots into a one lot plat .This sparked an extended discussion as to the dues, covenant requirements and voting structure for a homeowner owning two adjacent lots. The following is a summation of that discussion:

From Covenants - Section 10.25. Subdivision and Recombination of Lots.

No Lot shall be subdivided without the written consent of the ... Association. One or more Lots may be combined into a single Lot with the written consent of the ... Association and, upon such combination and consent of the Association ... , the resulting Lot shall be considered as one Lot for the purposes of this Declaration.

The implications are as follows:

- Assessments are levied per Lot. As such, combining two Lots into one Lot will reduce the assessments by \$400 per year.
- Combining two Lots into one Lot will reduce the Owners voting rights from two votes to one vote (one per Lot).
- Each Lot must contain, at least, a residential structure. A garage may not be built, by itself, on a Lot (without a house). Buying an adjacent Lot for the purpose of building an outbuilding / garage must, therefore, require a combination of the Lot with an adjacent Lot that contains a residential structure.
- Subdivision of a previously combined lot specifically requires Board approval and is subject to the state ruling. The Board cannot permit a Lot to be subdivided if the resultant Lot contains only a garage.
- Each combination of Lots must be approved, in advance, by the Board and considered on an individual basis.

The Boat Slips are deeded to their respective Lots and pay a separate fee to the HOA for their expenses. The Board addressed the issue of how the Boat Slip fees would be affected if an owner of two Lots with deeded Boat Slips were to reconfigure his holdings to one Lot. According to the covenants, the owner still holds deeds to two boat slips and therefore would need to pay dues on two boat slips. The boat slip dues must cover the maintenance of the common dock, dock electricity, dock water and adjoining pathway.

- It is clear that boat slips are "deeded." See note 6 in the Description section of the Deed (last item).

- Therefore, if two parcels are combined legally within the County, the Owner will still have two boat slips. They will continue to OWN two slips, regardless of whether they combine their two parcels or not.

The following motion was made by Regis and approved by all present:

“Per the authority granted to the Peete River Farm POA Board of Directors in Section 10.25, Subdivision and Recombination of Lots, the Board hereby grants permission to Thomas Scott Jackson and Dawn Jackson, Owners of Lots 29 and 30, to combine Lots 29 and 30 into a single Lot, but only if both parcels (recorded as Parcel Record Numbers 36203 and 36204 and Deeds LR-18-3901 and LR-19-387 respectively) are first combined into a single parcel and duly recorded in Mecklenburg County Virginia.”

Annual Meeting - Sunday afternoon April 28th

- Director terms end at the upcoming Annual Meeting. We will need to vote for and install 7 new Directors at this meeting. Then the new Officers can be voted for by the Directors following the Annual Meeting. Members will be invited to submit nominations for Directors when we send notice of the Annual Meeting. Greg Reynolds and Brian Conley have both agreed to become Directors if elected. All the current Officers will continue as Directors and Officers, and Bobby, as the outgoing President, will continue as a Director.
- Social Committee (Sue, Julie, Marion, and April) will plan the venue - including location of the Annual Meeting. The Board authorized \$500 to plan for the event and this includes payment to a facility if we need to rent a space. The committee must notify Nancy of the time, place and any information to be passed onto the members about the meeting by March 24th so that she can get the letter composed and mailed one month prior to the meeting.

Meeting adjourned at 4:00 pm