



The Peete River Farms annual community meeting was hosted by Paul and April Hendrix in their home at 524 Mountain Rock Trail at 3:00 PM on Saturday, April 27, 2019

In attendance were officer/directors Bobby, Regis, Nancy, Paul and Drew

Members present were:

Greg and Kathy Reynolds, Lot 6
Mike and Nancy McDonnell, Lot 9
Andy and Cameron Russell, Lot 13
Bobby and Marion Glass, Lot 20
Drew and Sue Goodwin, Lot 32
Mike Sullivan, Lot 34
Paul and April Hendrix, Lot 35
Brian and Karen Conley, Lot 37
Eric Smith, Lot 41
John and Suzanne Metrovic, Lot 42
Regis and Julie Rulifson, Lot 45

Call to Order and Welcome and Introductions at 3:00 PM by President, Bobby Glass. Bobby introduced our new Treasurer, Paul Hendrix, who replaced Debra Steimer when she moved from our community last year. Bobby acknowledged the fine work that Debra had done over the past two years.

Secretary's Report / Nancy

Nancy had previously circulated minutes from last year's annual meeting by email. Report was approved by all members present.

Treasurer Report / Paul

Monthly and yearly reports were read and approved.

As of April 27, 2019 - bank balances are as follows:

\$58,212.58 General Account
\$2,690.13 Comm Dock Fund

It was noted that there are four residents that did not pay dues this year amounting to \$1600 dollars for 2019. One resident is past due two years and another is past due for four years. A lien has been applied to the resident that is in arrears for four years.

Major projects underway include beautification of the main entrance including stone wall addition, split rail fence repairs, and removal of the metal shed and tobacco barn. The estimated cost of these projects is \$24,000 plus \$1,400 for removal of the buildings. These expenses will be incurred next month.

Landscape Report / Nancy

1. The front entrance sign and wall will be finished in the next few weeks.
2. Removal of the shed and barn will be finished in the next few weeks. Bobby had previously contacted the septic lot owner to gain permission to remove the Metal Shed and any adjoining trees and other debris necessary on this lot to accomplish landscaping goals. Upon learning the Tobacco Barn had started to deteriorate with the recent wind storms, Bobby again contacted the owner to gain additional permission to also remove the Tobacco Barn. The owner gave verbal permission to Bobby to remove all contents from his septic field property.
3. The entrance area has been seeded. The grading of the ditches is planned for the fall. A water meter and hook up may be added to provide a water supply for watering and power washing.

Architecture Review Committee Report / Regis

Regis gave an orientation to how the board handles the written covenants, by laws and guidelines. He shared with the members the work he has been doing to update our Architecture Guidelines to reflect the Board's current rules by rewriting or removing conflicting regulations that the Board has either changed or added clarifications to remove the ambiguous language. New language reflects changes to driveways (can be gravel or permanent paving), culverts (may be covered with rocks or left with grass, but not left exposed), mailboxes (no new ones) The Guidelines need to reflect the current views of the Board and will be updated on an ongoing basis. He encouraged all residents to notify the committee of any building projects and tree clearing that is to be done on their property. He shared some of the projects completed by members that were submitted and approved by the committee. He also shared that there are three residents that have not been compliant with removing their boat trailers from their yards and these residents will be fined until they comply.

Old Business:

Peete River Farm Website: PeeteRiverFarm.com - Regis reported that new requirements for our website need to be added to recognize the State-mandated HOA Disclosure Packets as required by The Property Owners' Association Act. This new regulation was passed by the Virginia State legislation this past July and requires all HOAs provide disclosure information on HOA fees, financial stability, minutes from past meetings, upcoming expenses, minimum square feet for new construction, restrictions in the HOA and other information. (We are a VA domiciled POA. A POA has the same reporting requirements as an HOA). Our Board chose to make this information available via our

website to potential purchasers and interested parties without charge. These packets will be added to our website soon.

Combining Lots - The members were informed of the Board's decision to allow owner of Lots 29 and 30 to combine their Lots so as to build a garage on the Lot adjoining their home Lot. They would need to have the two parcels combined into a single parcel and recorded in Mecklenburg County records before our Board officially combines their two Lots into one to be consistent with our Covenants. Our Covenants require a complete home to be built on each Lot before a garage (attached or separate) can be built, but a garage can be added to an existing home as long as they meet required set backs and have Board approval. If the resident combines the Lots and builds a garage, they will not be able to divide the Lots at a future time. The residents would pay one POA fee, but still be responsible for two Boat Slip fees since each Boat Slip is deeded to a particular Lot. Members had several questions that created much discussion about how this would effect our neighborhood. Some had concerns as to how this would affect property values. There were also concerns as to the affect of the loss of the \$400 yearly POA fee might affect the POA budget now and / or in the future, especially if more request come before the Board in the future. There was explanation that the covenants were the precipice of the Board's decision and that was followed by discussion of how to amend the covenants if needed.

Community Postal Box - Units have been installed and are now available for use without charge for those wanting to have a local Virginia address. They are located on the access drive to the Trailer Parking Area. Thanks and appreciation go to Paul and April Hendrix for spearheading this project and to Greg Reynolds for helping with the install. Contact Paul or April Hendrix for application and keys. Individual mailboxes may still be used for those properties located in NC.

New Business:

1. Cameron Russell had a request for improvements to the community dock area:

- Have mowers blow leaves and debris from path to dock on a regular basis
- Repair warped boards and exposed nails on the dock.
- Install a ladder. (Cameron will research ladders that will work for the purposes needed) Members felt that a ladder would promote swimming in the area. A suggestion was made to have a "NO DIVING" and "NO SWIMMING" sign installed along with a ladder to reduce liability. The Board will consider these requests and other comments from members regarding safety issues and VA state requirements.

2. Discussion as to rating of our fire safety status with insurance companies. Some residents have a #10 rating which increases the cost of homeowner insurance. Some members had a more

reasonable rating from different companies. The problem arises because of the distance from our community to the nearest fire station. The situation of our neighborhood bordering two states, causes confusion as to designated fire responders.

3. Bobby opened the discussion for new Directors to be considered for Board positions. All Directors' and Officers' terms expire at the close of this meeting. New Directors need be elected by the members present, and then the new Directors need to elect new Officers for the next two-year term. The new Directors slate was proposed and updated with additional members added who agreed to serve as needed. The new slate was approved as follows:

1. Regis Rulifson - Director two-year term
2. Drew Goodwin - Director two-year term
3. Paul Hendrix - Director two-year term
4. Nancy McDonnell - Director two-year term
5. Eric Smith - Director two-year term
6. Greg Reynolds - Director two-year term
7. Brian Conley - Director two-year term
8. Mike Sullivan - Director two-year term
9. Bobby Glass - Director two-year term.

The Annual Meeting was adjourned at 4:06 PM.

Our next annual meeting will be the last weekend in April of 2020.

The new Directors were called to have a brief Board Meeting to elect new Officers for the next two-year term. The new Officers are:

- Regis Rulifson, President
- Drew Goodwin, Vice-President
- Paul Hendrix, Treasurer
- Nancy McDonnell, Secretary

Immediately following the close of the Annual Community Meeting, our first Block Party commenced on the cul-de-sac at the west end of Mountain Rock Trail. The weather was perfect, food delicious, and fellowship relaxing. We thank our Social Committee (April Hendrix, Julie Rulifson, Sue Goodwin and Marion Glass) for organizing this event. Greg and Kathy even provided corn-hole tossing for those with good aim (and not so good aim). A fun time was had by all. Thanks to everyone who attended.

