



Peete River Farm Property Owners community meeting. April 29, 2018 - Jerusalem UMC

Board members gathered at 3:28PM just prior to the main community meeting and agreed to appoint Paul Hendrix to replace David Lilley as an at-large member of the board. The motion was approved by all. He will serve for the remaining one year on David's term.

Board members present: Bobby, Regis, Nancy, Debra, Drew and Paul

Main meeting called to order at 3:30PM by president Bobby Glass.

There were 18 property owners present:

Regis Rulifson - Lot 45 Cameron Russell - Lot 15 Greg and Kathy Reynolds - Lot 6 Paul and April Hendrix - Lot 35 Tony Tavernaro - Lot 36 Don and Melba Thompson - Lot 5 Beverly Nuckles - Lot 17 Bobby and Marion Glass - Lot 20 Debra Steimer - Lot 29 Nancy McDonnell - Lot 9 Brian and Karen Connelly - Lot 37 Drew and Sue Goodwin - Lot 32

Minutes of last years meeting were emailed to all members prior to meeting. Read and approved.

Treasure Report- Debra :

2017 Took in \$27,714.71 and spent \$22,149.94

2018 balance as of 3/5 - General Fund \$46,956.95 Community Dock Fund 12,202.60

Three owners are delinquent in 2018 Nancy will mail reminder letters to two and we will be filing a lean on the third delinquent property since the owner has been delinquent for three years.

Architectural Report - Regis

Regis answered one request to clear trees in front yard before they get too large. He answered favorably that small trees less than 6" are not an issue. There are no current applications for building at this time.

Old Business and 2017 Projects :

- Trailer parking area expanded with entrance and exit pathways. Owners are encouraged to store their boat trailers in this designated area as trailer parking is not permitted in front yards .
- Mowing of common areas is our major fixed expenditure cost at about \$17,000 each year and we have rehired Sam Mosley to continue mowing for the 2018 season.
- Stumps were removed from around community dock for safety of boating.
- AJ Reyes (the NCSU Extension Lake Manager for Lake Gaston) completed three treatments in our cove for Lynbgya. Hawtree Creek has been identified as a site that will be sprayed with an algaecide as part of an ongoing experimental treatment as no clear treatment has yet been determined. We think the treatment is helping reduce the growth especially around the marina.
- Regis reworked the website and updated the current owners' information, the annual minutes, and made the covenants searchable in a new format that's easier to use. He is still working on some of the language and editing.
- Bobby reported that our State Registration with Virginia has been updated and accepted by the VA State Corporation Commission. We now need to update it once again since we have a change in Directors

New Business:

- Debra is securing bids and overseeing project to have a water line run to the community dock area.
- Community dock maintenance is done every other year and the dock will be treated this year. Debra will be contacting the company we have used in prior years to get on schedule for this summer.
- Discussion about the cove and channel being “sensitive areas” and what that means to boaters and property owners. Conversation about the procedure to pursue the lengthy political process of getting the cove labeled as ‘No Wake’ was considered. Bobby and Nancy are both interested in pursuing this endeavor. Also discussed was the safety and environmental issues of constant personal watercraft traffic in and around the cove and sensitive areas. It was noted that laws from Virginia and North Carolina both pertain to boating and fishing in areas where the states share water territory. It was suggested that we have open conversation about this concern of menacing PW boaters with Merrymount community board as it is joint concern in both neighborhoods that border the channel area.
- Discussion about the large project of enhancing the entry area was of interest to all. We need to cut down several cedar trees that are overgrown and encroaching on the fence line and crowding

out the ornamental red bud and dogwood hardwood trees. There is also an area adjoining our entry area that needs cleared as it is overgrown and has a fallen tree. Ditches through the entry way and also Roanoke Bend need contoured and seeded. The split rail fence is aging and in need of repair. Point was made that repairing might leave the fence looking unmatched from the old and new wood. The bids to replace the fence with a wall matching the other side of entry way were discussed. Options of building a stacked stone fence to match the other side was considered along with options of designing a partial stone matching fence and split rail fence combination. There was much interest in these landscape projects and it was generally shared that the entry area should look appealing. Cameron Russell offered to be part of the landscape committee.

- It was noted that our stop sign has not been replaced and asked how we can get it fixed. Bobby shared that he reported the missing sign, but has not heard back. virginiadot.org click 'report a road problem' at top of page or call 800 367-7623 to report a road problem. We are in the Richmond District 804-524-6000 or 800 663-4188
- Bobby made a general request that members consider joining the Board to assist in various capacities, and keep in mind that current Board member terms will expire at end of this year. We will need new representation to fill in to maintain continuity of management.

Meeting adjourned at 5PM

Next community meeting will be last Sunday in April 2019. Board member meeting are four times per year on the 1st or 2nd Sunday afternoon in the months of March, June, September and December.