



September 15, 2019 Peete River Farms POA Board Meeting at Brian Conley's home

In attendance: Regis Rulifson, Paul Hendrix, Drew Goodwin, Brian Conley and Nancy McDonnell

Meeting called to order at 3PM by president, Regis Rulifson

Secretary Report, Nancy McDonnell:

Minutes were presented electronically and approved by those in attendance.

Treasure Report, Paul Hendrix:

- Balances to date - general account \$22,400 community dock account \$4250
- Paul presented a budget showing fixed cost and other expenditures.
- He purposed to return to the general account a 10% of general fund monies that was incorrectly transferred to the community dock account back in April of 2019
- Brian Conley will do a cost analysis of expenditures and replacement cost for both accounts to purpose the percentage of the total income to be placed into each reserve account. The dock reserve account will cover future replacement of dock, yearly maintenance of the dock and pathway. The general account reserve will cover maintenance of stone wall, sign, lighting, and boat parking lot and landscaping replacement.
- After the reserve accounts are in place, we will do a plan of future projects. Discussion of a future community shelter for social events was considered. There is common area near the entrance that might suffice as a location and grading of the drainage ditches could be combined with that project. Board will continue this discussion at future meetings.

Landscape Committee Report, Nancy McDonnell:

- Nancy shared her research as to what type of seed to use for entrance field. Recommended for our geographic area and conditions by several turf specialist was drought tolerant fescue. Mosley will be overseeing this month. The board recommended that we fertilize this fall and do weed treatments in the early spring.
- The committee has decided to halt any future landscaping additions until we assess how the present plants fill in the area over the next few years.

Architectural Committee, Drew Goodwin:

- Lot 22 has proposed plans to begin building this winter. The square footage of the main level is under our specifications and will need to be increased to 1800 square feet. The owners are considering blue as a house color which is NOT in the suggested palate of earth colors under our guidelines. The owners will submit a color choice to the board for approval at a later date after construction is started.
- Lot 10 is under contract to be sold with the stipulation of a covered dock approval by dominion power. This lot is not part of the community dock and was recently designated for a single uncovered dock. Dominion will specify what dock type (size / under roof) the homeowner will be allowed to build.

Web Site, Mike Sullivan: Up and running with face book sites

Compliance Procedure, Greg Reynolds: Completed and available on site

Social Committee, April, Julie, Susan, Kathy and Marion: Will look into having a pot luck social in October.

Neighborhood safety concerns: We are looking for someone to organize a neighborhood watch committee. If you are interested, contact Nancy nkmcdonnell@gmail.com

Meeting adjourned at 4:15PM