



POA Board Meeting - Sunday, December 8, 2019 home of Regis Rulifson

Meeting called to order by President, Regis Rulifson at 3:05 PM

In attendance: Paul Hendrix, Drew Goodwin, Greg Reynolds, Nancy McDonnell and guest Kathy Reynolds. Via phone connection: Bobby Glass and Mike Sullivan

Secretary Report: Minutes: Nancy McDonnell dispersed via email prior to meeting. Approved

Treasurer Report: Paul Hendrix

Dispersed Profit / Loss statements via email for review. The statement showed complete 2019 year, detailing gross profit of \$27,410 and expense of \$39,196.77. The expenses included the major project of entrance wall of \$26,056. Net income for the year was -\$11,786.76. Balances carried forward to date are \$23,827.66 (\$12,637.14 general fund and \$11,190.52 community dock fund). Our typical yearly income is approximately \$27,000 and our typical fixed expenses are approximately \$13,000. These expenses do not reflect the dollar amount to be set aside for reserve of future maintenance. The fixed expense for the reserve account will begin in 2020.

Brain Conley will be evaluating and submitting the projected reserve yearly fixed expense. This information and a formal budget will be written by the committee (Paul, Nancy and Brian) for board approval at the March meeting in preparation for adoption at the annual meeting in April.

There is one owner # 48 delinquent for several years. There is a lien on this property.

Entrance landscaping Update:

The seeding for this fall was cancelled due to weather issues. The committee recommended to not do any plantings this year.

Architectural Committee:

Lot #10

- Owners put in driveway in preparation for building dock and storage shed this winter. Board will request the \$1500 down payment to cover any damage to our community roads due to heavy equipment. This will be returned upon completion of the work if there are not damages.
- Owner desires to build a storage shed. Board approved with the stipulation that the house will be built within two years, the design will match the future house, and the location will be within the set back and buffer zone regulations.
- Owner's dock has special regulations from Dominion that prevent them from putting the dock under roof. They requested to install a top lift for their boat. Since they cannot put the dock under roof, this would require high vertical post and apparatus as part of the dock. The board voted 5 against and 2 in favor. The decision was based on the non aesthetic appearance of the post and apparatus and lack of conformity in the neighborhood.

Lot # 29/30

Pursuant to the policy regarding the combination of Lots as adopted in March 2019, the Peete River Farm Board recognized the parcels 29 and 30 have been legally combined and the board now formally combined lots 29 and 30 into a single lot for their purposes.

The new lot will follow the following rules, effective, starting in 2020:

- The lot will be designated as 29/30 on our records
- The owner will have one vote and will owe only one assessment for the combined lots
- Since these lots are part of the community boat slips, the owner will owe two boat slip assessments.

Miscellaneous items:

- Drew has offered to remove the sofa that was dumped in the neighborhood road
- Greg brought up discussion about who is the responsible party for septic lines that run under the streets (homeowner or POA)
- The board brain stormed future projects and would like to have discussion at the general meeting. Suggested future projects:
 - Community shelter - rough cost estimate \$50,000
 - Asphalt parking lot and pathway to community dock - rough cost estimate \$10,000-\$15,000

Meeting adjourned at 4:05 PM

