



Board of Directors Meeting - Sunday, December 5th, 3:00 pm

Call to Order: 3:00pm

In Attendance: Regis Rulifson, Paul Hendrix, Emily Deriso, Drew Goodwin, Brian Conley, Bobby Glass, Scott Jackson, Nancy McDonnell, Greg Reynolds, and Mike Sullivan.

1. **Secretary's Report:** Emily Deriso sent out minutes from September 19, 2021, on November 29th, 2021. Meeting minutes were approved.
2. **Treasurer's Report:** Paul Hendrix sent Treasurer's report to Board on December 2nd, 2021.

Year-to-date expenses: Paul reported account balances and reserve funds as of December 2nd, 2021.

i. \$23,127.85	General Checking
ii. \$25,000.00	PRF Loan
iii. \$1,950.00	General Checking Reserve Fund
iv. \$9,000.00	Street Deposits (Lots 10, 12, 21, & 50)
v. \$9,935.56	Community Dock Fund
vi. \$3,500.00	Community Dock Reserve Fund

3. **Landscaping Update:** The 6 new trees are in. Martin landscape said one older tree is dead and will need to be replaced next fall. Discussed protecting new trees with wire and stronger lines/nylon twine. Mike is going to replace lines.
4. **Trailer Lot Expansion Update:** Regis reported that we have two quotes today. That we would like it done by February.
5. **Fiber Installation Update:** Fiber is in the neighborhood and is now being installed. Some are only built to the street, and some are in the homes. Empower is working with contractors to complete installations.
6. **Architectural Committee:**
 - Lot 10- Wilson- Raye construction is building home
 - Lot 11- Schwartz- submitting plans
 - Lot 39- Crabtree/Davis- contract with Daniels
 - Lot 44- Bowman- contract with Daniels
 - Lot 47- Juracek- site plan, contract with Williams

Lot 49- White- site plan
Lot 51- Sharply- site plan, contract with Hayes
Lot 54- Harris- working on plans

There was discussion concerning the approval of exterior home paint colors. The ARC committee is working to better define paint color guidelines particularly with which off-white colors are acceptable. The board agreed that there needs to be a more defined list of acceptable color samples or color ranges. The ARC committee is going to investigate using a sample palate of approved colors (color wheel) to for homebuilders to use as a more specific guide to match or select an exterior home paint color. The same procedure should be used for approval if a homeowner is repainting their home for maintenance or redesign purposes.

7. Discussion of security concerns:

Discussed security camera options at the entrance of the neighborhood. Mike is installing the Deriso's Reolink camera for a few months to see if it is a viable option before the community purchases a camera system. Mike will monitor camera for security issues.

8. Marina:

The marina dock was cleaned, retreated with stain, wood repairs (\$6,257.79). Looks like some if may not be completed. Scott and Bobby will check to see if the work has been completed to our satisfaction. Some members have requested roofing on the community marina. Scott agreed to research price and if Dominion would allow it on Hawtree Creek.

9. Directory:

The PRF directory and POA owner list are both updated. Emily emailed out the directory to all POA members. Mike added the directory to PRF website.

10. 2022 POA Dues:

Emily will mail and email 2022 POA Dues Statements out to all POA members in January 2022.

11. 2022 POA Board Meetings:

The PRF POA Board Meetings are scheduled on Sundays at 3pm on the following dates in 2022:

- March 13th
- June 12th
- Sept 11th
- Dec. 4th

For March POA board meeting: The board needs to adopt a budget for 2022 and have a nominating committee look at terms that are coming up. Regis have non-board members to form a nominating committee and begin process for creating a slate of officers for 2022. Mike is going to send drafts out on the complaint procedure form and the rental process application and procedures to board to review.

12. 2022 Annual PRF Association Meeting: The meeting date for the Annual Association meeting was set for Saturday, April 30th. There will be a PRF Association meeting for all POA members, followed by a short POA Board organizational meeting and a community picnic. The Social Committee will organize the picnic.

Meeting adjourned 4:03 pm