



Board of Directors Meeting - Sunday, September 11, 2022 @ 3:00 pm

Call to Order: 3:01pm

In Attendance: Regis Rulifson, Paul Hendrix, Emily Deriso, Drew Goodwin, Bobby Glass, Scott Jackson, Jay Crabtree, Nancy McDonnell, Brian Conley, Allen Burton and Mike Sullivan

1. **Secretary's Report:** Emily Deriso sent out minutes from the 6/12/22 BOD meeting on 9/6/22 to all board members to review. Motion to approve was made by Bobby and seconded by Mike. All were in favor and the minutes were approved.
2. **Treasurer's Report:** Paul Hendrix sent Treasurer's report to Board on 9/8/22. Motion to approve was made by Emily and seconded by Allen. All were in favor.

Account balances as of 9/8/22:

\$ 26,343.49	General Checking
\$2,800.00	General Checking Reserve Fund
\$13,500.00	Street Deposits (Lots 11, 29, 39, 44, 46, 47, 51, 54 & 55)
\$9,818.79	Community Dock Fund
\$7,000.00	Community Dock Reserve Fund

Outstanding Property Owner Dues for 2022

\$400 plus late fee of \$25- Lot # 48. Bobby is going to send the collections letter with interest to Emily. On 9/12/2022, Emily will send them their fourth letter requesting them to pay their dues, the late fee and interest accrued.

3. **Architectural Committee Items:** (Regis)

Lot 11- Schwartz- under construction
Lot 19- lot sold to Jeff Cobb
Lot 25- is in the process of being bought
Lot 27- Kallam- contract with Hayes, approved
Lot 31- Jackson- addition under construction, boat cover added and approved
Lot 33- Pitterle- contract with Corbet Hills, site plan re-submitted and approved
Lot 39- Crabtree/Davis- contract with Daniels, lot cleared and wall coming
Lot 40- House for sale
Lot 44- Bowman- under construction with Daniels
Lot 47- Juracek- under construction with Williams
Lot 51- Sharpley- under construction with Hayes
Lot 54- Harris- under construction, color changed and approved
Lot 55- Farrar – under construction with Hayes
Lot 58- Willse- contract with Eagle Homes, starting soon, lot staked, waiting street deposit

Regis reported that the BOD approved individual boat covers in the same tan color for boats in the community marina. New homes will need to submit landscaping plans to the arch committee.

4. **Landscaping Committee:** (Nancy)

Nancy talked to Martin and plants are ordered. On right side, the ditch needs to be graded before planning, so holding off on that side. Will landscape the left side of entrance road. Future project of adding a retaining wall with soft scaping.

5. **Rental Property Process:** (Mike)

Mike sent the BOD the PRF Rental Policy Proposal on 9/9/22 to review. As previously reported the POA can't legally prohibit renters in the community. Mike has developed a PRF Rental Registration Form for homeowners to have their renters complete so that we have a process in place if someone chooses to rent their home out. The form would be available via a "button" on our PRF website home page. This page will describe the process, allow a download of the blank form, upload of executed form and archive executed form. Once executed form is received pre-determined PRF BOA members are alerted, will review the form for completeness and then email homeowner to confirm receipt. A vote was made to budget \$300.00 for the initial set up of the website to handle the rental process. 10 voted yes, 1 voted no and motion was passed.

Discussed ethics of collecting information on who rents from our homeowners. Discussed whether the current bylaws of the association would need to be amended with a vote of the full membership to make the rental form a requirement of our association. Regis did not believe we are required to have an association vote to amend by-laws and would confirm that at the next meeting. Discussion for imposing a fine to the POA homeowner for not registering renters. Regis is researching if Virginia has parameters on what amounts an association can fine a POA member for not following POA policies or procedures.

6. **Project Updates:** (Drew)

Trailer Lot Expansion Completed
Pickleball Court Completed

7. **Community Insurance Coverage:** (Emily)

Emily reported that our liability insurance is concerned, the association currently carries a limit of \$2 Million for each occurrence, and \$3 Million aggregate (The total that would be paid in the term's calendar year). We currently have \$100k of property coverage for the association, this number to include things like the neighborhood signs, boat dock, etc. It's unlikely we would lose the dock, courts, etc. in one peril, but it could happen. Adding the sports court property at a value of \$21K would create an additional premium of \$376 for a new total of \$3,120 per year. Drew proposed we keep it as it is and Paul seconded it, motion passed not to add additional insurance.

8. **Second mailbox cluster:** (Paul)

When the mailboxes are filled up, we will need reorder a second set of boxes. Paul said the current mailboxes cost \$2100 back in 2018 and we would need to at least budget \$2500 for mailboxes. If needed, the POA would do a one-time assessment for the use of a mailbox.

9. **Address Signage:** (Drew)

Covenants say no mailboxes for Virginia addresses and there is not a standard for address signage rule. For fire safety, would we want to have a uniform address signage in the community. We agreed that we are okay with the community recommending a uniform sign, but existing homes would not be required to comply. The arch has been tasked with coming up with a recommendation of the signage.

10. **Sand Volleyball Court:** Discussed adding a volleyball court to the sports areas on the community property. Going to set up a net area, if used will discuss adding a sand area for play.
11. **Grass Mowing:** Discussed that our landscape contractor is not mowing/maintaining ditches in the community. Nancy reported that it is a part of the contract to weed whack the ditches and will discuss this with him. Discussed having a contractor come out and do a one-time clean out of all the ditches. BOD members will check with their landscape contractors to see if there is interest and the cost of their services to complete the job by October 15th, 2022.
12. **Safety and security:** Mike reported that the hardware would cost around \$1,000 and then it would cost \$10 per month with T-Mobile. This hardware would recognize license plates on moving cars. Mike is getting a firm quote on this and will report back.
13. **New Business:** Bobby reported that The Lake Gaston Community Association has asked for Peete River Farm to join their membership as a whole community however, the whole community would have to join at \$10 to have this membership. The several BOD members are already individual members of the group and Drew (also a member) and attends the meetings to represent the PRF community.

Next Meeting: POA Board Meeting: Sunday, December 4, 2022, at 3pm at Drew's home. **Note:** *Meeting was moved to Sunday, January 15th, 2023, due to the boards members schedules.*

Meeting adjourned 4:23 pm