

HOLLEYBROOKE HOMEOWNERS ASSOCIATION, INC.

September 27th, 2021 – Annual Meeting

The meeting was called to order at 7:10 pm by Lee Brothers; Board members present: Lee Brothers President; Eric Lowe Vice-President; Thomas Gordon Secretary; Members Ron Spaulding (attending via video conferencing); Contractors: Tricia Childress, Anne Snead with Signature Properties and Irene Davidson, Contract employee.

FINANCIAL REPORT

Trisha Childress with Signature Properties, provides overview of financial report.

As per August 31, 2021 balance statement:

Balance of Operating account: \$9,801.83

Balance of Capital Reserve Account: \$262,706.17

CD #1: \$13,185.55

CD #2: \$19,636.98

Undeposited Funds of \$2,714.96

Total current assets: \$308,045.49

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Current Liabilities:

Prepayments: \$2,008.54

Equity:

Opening Balance: \$311,440.30

Retained Earnings: \$409.34

Net Income: -\$5,812.69

Total Equity: \$306,036.95

Total Liability & Equity: \$308,045.49

Comments from the Board:

The Board asks that Signature Properties include monthly and year to date earned interest on the CD's and banking accounts when presenting the monthly report.

Eric Lowe made a motion to accept the financial report as provided for September 2021; Ron Spaulding seconded the motion. There were no further questions and the financial report was accepted with no objection.

ACC Violations

There are currently 22 active violations where one or more warnings have been issued to an owner. Additionally, of the 22 violations there are 3 that have escalated to the point where there is to be a Board hearing scheduled and the property owner is given the opportunity to appear before the Board.

Special Nomination

The purpose of this meeting is to nominate individuals for three positions on the HHOA Board of Directors for a term of 2 years, beginning January 1, 2022 and ending December 31, 2023. The requirements to hold a position on the HHOA board are that you currently live in the subdivision, have been a resident in the subdivision for a minimum of the past 2 years, and that you are willing to sign the required HHOA board member declaration provided in the nomination packet. A signed copy of the HHOA declaration document along with your bio must be returned within five days of the nomination meeting (October 2nd, 2021).

Floor Open for Nominations

In-person nominations:

No in-person nominations were initially made when the floor was opened for nominations. No other nomination requests were received by email or mail. Due to a lack of interest by the owners of properties within the Holleybrooke Homeowners Association, current members volunteered to be nominated for positions on the HHOA Board.

1st Nomination by Eric Lowe

Thomas Gordon – Present and nomination confirmed
10607 Cobblestone Drive
Spotsylvania, VA 22553

2nd Nomination by Thomas Gordon

Lee Brothers – Present and nomination confirmed
11004 Cedar Post Ln
Spotsylvania, VA 22553

Lee Brothers, current HHOA President explains the details of how the election of HHOA board members will transpire if no other owners are nominated. The HHOA has 3 positions to be filled effective January 1, 2022 on the HHOA Board:

With the current 2 nominations at tonight's meeting, one position is still left open. If no other nominations are received, no election will take place and the 2 nominated owners will be appointed a position on the HHOA Board. The open position will then be filled by appointment by the Board to fulfill a term that will end December 31, 2022.

3rd Nomination by Mrs. Gonzalez

Erlinda Forester
11001 Holleybrooke Drive
Spotsylvania, VA 22553

The HHOA email and USPS mailbox was checked and no other nominations were submitted.

Open Floor – Owner comment and/or presentation

Sophia Gonzalez, middle school student, proposes the placement of a Little Free Library to be placed within the common areas of the HHOA (pool and playground). A PowerPoint presentation and Free library examples were provided to the HHOA Board for review prior to the HHOA meeting and the meeting presentation by Miss Gonzalez. The rules of the free library are simple. If you want a book, take a book. If you want to leave a book, leave a book. Miss Gonzalez, with the help of an adult, will monitor content to ensure all free material is appropriate for all age groups and that any vandalism to the library will be monitored and if needed, addressed weekly by Miss Gonzalez and her parents. Currently there are over 140,000 Little Libraries across the world and in 150 countries. Miss Gonzalez feels that the placement of a free library in our neighborhood would be beneficial and would encourage young people to read. Miss Gonzalez asks that the HHOA consider the purchase of a Little Free Library and Miss Gonzalez would volunteer, along with others, their time to install and maintain the library. The price of the library ranges from \$300 to \$500.

The HHOA Board requests that Miss Gonzalez submit an email with a summary of her proposal, explain why it is beneficial to the neighborhood, explain how damage will be addressed and provide her recommendation for the purchase of a library. Once received, this information should be forwarded to all the Board and a decision would be made for the purchase of a library.

Thomas Gordon made a motion to approve the purchase of a Free Little Library; Eric Lowe seconded the motion. The proposal to purchase a Little Free Library was passed with no objection.

Thomas Gordon made a motion to adjourn the September 2021 HHOA Annual Board Meeting; Eric Lowe seconds the motion. The September 2021 HHOA Annual board meeting adjourns without objection.