

Conjurers Neck Homeowners Association
2014 Annual Meeting - October 7, 2014 - 6:00 p.m.
Minutes

Declaration of a Quorum/Call to Order

- Larry Davis stated we have over the 18 required properties represented for the meeting.
- We also have a guest from Chadwick Attorneys: Mr. Elmore.

Minutes of 2013 Annual Meeting

- Available for review/dispense with the reading
 - 1) There was a motion, second and approval to dispense with the reading.

President's Report

- Introduce Attorney, Mr. Elmore, from Chadwick & Associates.
- Introduce HOA Board and Webmaster, Jessica Wright.

Accomplishments

Conducted Community Activities

- Christmas Luminaries.
- Coordinated with City of Colonial Heights regarding leaves.
- Newsletter (out 4 seasons)
- Fence and Grounds Repairs; Repairs for Runaway Truck incident.
- Rose bushes Planted in Front Entrance
- Improvements and Updates for the Conjurer's Neck Website (PayPal, Disclosure Packet forms and other forms)
- July 1 – Disclosure packet went electronic with Jessica Wright, Webmaster's help.

- Home Inspection Checklist form (When properties go up for sale)
- Disclosure Packet form (for new Homeowners to sign and HOA to file)
- New Homeowners (6-7 this year) Welcomed and introduced at HOA meetings
- Operated within our Budget but had to go into the General Fund because of fence repairs, damaged plants, ruts from the runaway truck.
- Redid Parking Lot which helped the ruts.

Election of Board Members

Nominees

- Larry Davis will stay on as a special HOA Board member
- Cindy Latham

Larry asked for a motion for approval to say aye in favor and all opposed say no. The vote was unanimous and the new nominee was approved.

Old Business

- Mail Box Posts – Henry Kidd wanted to make several points.
 - 1) He asked if the HOA Board could force someone to spend their money on this mail box post if they did not want to put one up in their yard?
 - 2) Henry Kidd did not believe this was legal.
 - 3) Larry stated in the covenants, Article 5, Section 2, Subsection E advised all mailboxes conform to guidelines as set up by the Architectural Control Committee.
 - 4) Henry went on to say he did not want to spend his money, did not want a plastic post in his yard and continued to make statements regarding the mail box post.
 - 5) A motion was made to move on and Larry stated we cannot solve this issue tonight and that this will be noted. Bob stated a lot of time and work was put into this mail box project.
 - 6) The attorney stated that he understood what Henry was saying but the HOA Board is making decisions for the Homeowners, this comes directly from the covenants. This is an enforceable contract when a homeowner purchases property in Conjuror's Neck. Furthermore, the attorney stated the homeowner

will have to have the mail box on his property and it needs to be confirmed to the mailbox approved by the ACC.

- 7) Regarding any complaints to the mailbox size, etc. Larry said we are in compliance with the Postal Department and did research this mail box post finding it normally sells for \$180 on web but we obtained a \$60 discount. There was a lot of time and effort put into this project.
- 8) Diane O'Dell and Phil Brown gave positive feedback on the mail box posts.
- 9) Henry said he still had a problem with the HOA Board with the rise in annual dues and buying the mailbox posts.
- 10) The attorney said this motion was out of order and none of the votes or charges can be done here and now unless it was known in advance. It is out of order.
- 11) Larry told Henry Kidd we were listening to him and our neighborhood covenants are easier compared to other communities.

New Business

- Plans for the upcoming year
 - 1) Put up a brick sign and wall for the Old Brick House
 - 2) Repair Pier
 - 3) Look at violation fees (most communities have them)
 - 4) Permits for parking at the Old Brick house
 - 5) Have vehicles towed that are parked illegally
 - 6) Rental form for homes rented out
 - 7) Our past records put on CDs/electronically (obtain space for storing files)
 - 8) Pavilion

Adjournment

- After Larry Davis asks for questions and there are none, he calls the meeting to be adjourned and Jim O'Connell seconds the motion.