

HOLLEYBROOKE HOMEOWNERS' ASSOCIATION, INC.

June 16, 2020

The meeting, being held via audio conference, was called to order at 7:05 pm by Judy Lamberth. The members present: Judy Lamberth, President; Eric Lowe, Vice President; Lee Brothers and Jenni Snyder, Directors; Irene Davidson, Contract employee.

Prior to the start of the meeting, members of the board were provided a draft copy of the May 24, 2020 Holleybrooke HOA meeting minutes for review. Eric Lowe made a motion to accept the meeting minutes for May 24, 2020; Lee Brothers seconded the motion. The minutes were accepted with no objections.

FINANCIAL REPORT

Irene Davidson, contract employee, provides overview of financial report.

As per May 31, 2020 statement:

Balance of Checking account: \$149,185.75

Balance of Reserve Account: \$172,867.02 including interest in the amount of \$14.64

CD #1: \$18,924.27

Interest for May 2020: \$47.33

CD #2: \$12,706.99

Interest for May 2020: \$31.78

Balance for the Checking account as of June 16, 2020: \$147,144.48

Eric Lowe made a motion to accept the financial report dated today and Jenni Snyder seconded the motion. There were no further questions and the financial report was accepted with no objections.

HHOA SWIMMING POOL

Irene Davidson, contract employee, provided the swimming pool update as follows:

She stated that there is not much to update. The pool is being maintained so that the chemicals are in balance. She had some of the lifeguards come in on Saturday, checked the chemicals and added more salt to the system. They started to scrub the tiles on that side of the pool and swept any loose debris left over from when the deck was power-washed. They will come in periodically to make sure that the chemicals are still in line. This is in addition to the couple of maintenance guys from Commonwealth Aquatics who also come by to see if we need any supplies. They will come by again so that when we get the go ahead from the Governor, and Irene is staying positive about this when she says that when we get the go ahead, all they will have to do is bring some of the pool furniture over from the shed and we will be ready to go so there will be no major cleaning. They will re-sanitize everything including the bathrooms, but there is no sense in bringing over the furniture until we know when and what the conditions will be when we do open.

Eric Lowe thanked Irene and said there is not much else we can do and he appreciates that. He has read the Governor's rules, and basically we are only allowed to open right now for lap swimming and no one is allowed to sit in chairs... Irene stated that we do not meet the criteria that he is calling for to open. He has okayed lap swimming, but we do not have lane markers so therefore we do not qualify for lap swimming. We are stuck until he says okay. He is supposed to be making some other announcement come Thursday, but we have to wait until we find out.

Judy Lamberth thanked Irene and said this leads us into the open forum for answers to members' emailed questions.

QUESTIONS FROM RESIDENTS:

Lee Brothers stated that Irene Davidson already answered two of the questions that residents emailed to him for this meeting:

1. What is going on with the pool?

Question answered by Irene Davidson in the previous paragraph.

2. How will it be opened?

Question answered by Irene Davidson in the previous paragraph.

Lee went on to say that Irene is making sure the pool is prepared, all the chemicals are done, the filtration system has been turned on so the pool is pretty much ready. When will it be open? Of course, we are waiting for the Governor to lift the ban on our type of community pools, and not Olympic pools or whatever you want to call them, so once that happens, then we will be able to give an open date and to please monitor the HOA website for those updates because the minute we have that we will promptly put it on the front page of our web page. Irene said she needs to verify something for everyone. She said that some people think we are a private pool and therefore exempt. We are not considered a private pool. We are community pool owned by the HOA. It is not the same thing as having a private pool. Lee said that is correct.

The next question was:

3. Is there a cost savings associated with the pool not opening and if so, what are your thoughts on what will be done with that cost savings amount?

Of course, the answer is no because the HOA dues are not a fee system for the use of the pool. The HOA dues are the HOA dues as part of this community and having residents within this community. That question was answered at the April meeting, but just as a reference for everybody, I will answer it again. It is not a problem. If you look in the HOA Covenants on page 22; number 7 paragraph, the last sentence talks about "No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of common properties or the abandonment of their lot". So, we have to continue to pay our HOA dues because that is part of our HOA requirements whether the pool is open or not.

Lee went on to say that of course we just want everyone to know that the health and safety of our community is our FIRST priority so we are working closely to make sure that everything is done properly with the pool, and we are working closely with the pool management company to comply with Local, State and Federal guidelines.

The last question came in, well it didn't come in recently; it was a question about parking concerns. The question was "What is the position and responsibility of the HOA for vehicles being parked on the street and did not move or have not moved or do not have current registration or state inspection. The rule about motor vehicles is found in our HOA Architectural Guidelines and Rules under Section 9, Subsection 7, Maintenance, under Item E. about Motor Vehicles: "No vehicles shall be parked on any exterior area of a residential lot other than the primary driveway. Street parking is permissible; however, vehicles may not inhibit proper flow of traffic or prevent emergency vehicles or school buses from safely traveling on streets." That is quoted directly from the Guidelines and Rules so as far as what the HOA does, the HOA has and will continue to encourage owners of vehicles parked on the street to move them or address the issue when it is observed that the vehicle appears to be abandoned or it displays expired tags or displays an expired inspection sticker. We try to communicate to them directly by contacting the person directly or via email or correspondence. However, this is important. The HOA has no jurisdiction or authority to demand the removal of non-compliant vehicles, as street parking is not illegal. Enforcement of non-compliant vehicles is the responsibility of Spotsylvania County and not the HOA.

Lee said that was the last item we had to answer.

Judy then asked Irene Davidson if she wanted to mention something in reference to above-ground pools? Irene answered "other than the fact that it is in the Covenants itself that above ground pools are not permitted. The only type of pool is a wading pool; a children's wading pool. Other than that, the only other pools that are permitted are professional inground pools. So, the fact that our community pool is not open at the time does not give anyone permission to put in an above ground pool. That is specific in the Covenants that there are no above ground pools.

Lee thanked Irene. He said the point is that the current situation does not negate that rule. Irene said "correct." Thank you.

Judy then said that this information will be put on the website and possibly on the marquees so that everyone is aware. Irene said "sounds good."

Judy asked if there are any other items that anyone wants to bring up at this time in the open meeting? Irene answered that she not have anything.

Lee wanted to add as a point of discussion before we close out. He asked if we anticipate any items to be voted on that we would need to go into General Session afterward to announce that? Judy replied "no, not that I am aware." At this point, if we are going into Executive Session, I don't see a need to start up a general open conversation again after the Executive Session since we have no items to share coming out of that. Judy thanked Lee for that statement.

EXECUTIVE SESSION

Judy Lamberth made a motion to move into Executive Session to discuss ACC violations, dues collection and late fees, and property management proposals; Lee Brothers seconds the motion; The June HHOA meeting enters Executive Session without objection at 7:20 pm.

Judy Lamberth made a motion to adjourn Executive Session; Eric Lowe seconds motion; The June HHOA meeting exits Executive Session without objection at 7:59pm.