

Conjurers Neck Homeowners Association

2019 Annual Meeting

September 22, 2019

2:00 PM

Minutes

The Old Brick house Foundation (OBHF) held a brief meeting.

Declaration of a Quorum/Call to Order

- Bob Conklin stated we have over the 19 required properties represented for the meeting.

Minutes of 2018 Annual Meeting

- Available for review at the meeting or on the website/dispense with the reading.
 - 1) There was a motion for approval and it was seconded in agreement and the vote was unanimous to dispense with the reading.

President's Report

- Bob welcomed all the homeowners and introduced the HOA board members. He said this past year has been challenging and there will be a long agenda he will run through.

2018-2019 Activities

- Land Transfer to Old Brick house Foundation (OBHF): The outcome of this new development will be a vast improvement and benefit to all of us, with no cost to the homeowners. Some of the maintenance will be from the HOA for any future buildings built.
- Front Entrance Sign Replacement: Once again, the front entrance sign has been demolished. The driver drove into the sign sustaining injuries to her leg. She had no insurance and our insurance company said they would not pursue. The last sign was put in with the insurance payment in full for over \$31,000. The new sign is under production and barriers will be installed. Bob said he would like to hear from the floor. Someone suggested adding speed bumps; another asked what the barriers would look like. Bob said the barriers would look attractive and a good investment. The sign process would be complicated taking months to complete.
- Update of Embezzlement: Bob discussed and explained the details surrounding the embezzlement following a call he received from the bank on April 15th, 2019. The HOA will be getting back the embezzled amount. Bob expressed appreciation of all the diligent work and help provided by the City of Colonial Heights and Henrico County.

- Financial Update: Bob said years ago the HOA had a money market investment with 18-20K in stocks and bonds. He knows the location and will put it back into the LPL account which is secure.
 - a) A brand new account has been opened with Touchstone Bank. Effective on October 1st, there will be a new treasurer and will start on a new set of books. Furthermore, our taxes will be amended and recapitulate all our assets and finances. Larry Davis has a quick brief regarding finances.
 - b) Larry introduced himself as a special board member and past HOA board president and said he was called by Bob to help out in this situation. They got in touch with the Touchstone Bank to set up an account and praised the staff they worked with. Larry said they have taken action to put safeguards in to keep this from happening again. The Vice-President will get bank statements so someone other than the treasurer will read the statement. He has all the debits, credits, etc. The amount is \$21,648.82 and the debit with 20 checks written. Bob thanked Larry for taking this on because he had his hands full.
 - c) Bob discussed our main expenditures are lawn care and had asked Kenny Drumright our lawn care specialist to take a break until everything has been straightened out. Bob pointed out and recognized Gabe, a 14 year old boy living in the neighborhood. Gabe began mowing grass and picking up sticks in the common area for \$75/week which saved the HOA extra costs.
- Acknowledgements, Final thoughts: Bob acknowledged and thanked the HOA Board and counsel. Cindy, Pauline, Larry, David Stock and Sgt. Johnson. Dues have been collected and the response has been good. He said he hopes the next year will be quieter.

Election of Board Members - Nominees

- There are 3 openings on the HOA board for President, Treasurer and Hospitality.
 - Nominees are Steven Neece, Blair Martin and Emily Peter. Bob will also be running for re-election as President. Bob asked if there were any other nominations from the floor and there were none.
 - 1) Bob announced that homeowners will be voting and selecting a person to be a director of the HOA board and there is only 1 vote per lot. It will be decided later which position the director will serve in.
 - 2) Bob asked for 2 disinterested parties, Megan Anderson and Jennifer Fontaine, to collect the ballots and count them. (Cindy Latham passed ballots out earlier)
 - The nominees introduced themselves, discussed their experience and what they plan to accomplish on the HOA board.
 - JoAnn Jones asked how many board members total be on the HOA board and Bob said it was 5.
 - Bob asked if anyone had any other questions or concerns and there were none.
 - The ballots were counted with the results as follows: Bob Conklin, Steven Neece and Blair Martin.

Adjournment

- Bob thanks everyone for coming out to the meeting and calls the meeting to be adjourned and the motion is seconded. The vote is unanimous.

President

Date

Secretary

Date