

# Conjurers Neck Homeowners Association

## 2015 Annual Meeting

September 23, 2015 6:00pm

### Minutes

#### Declaration of a Quorum/Call to Order

- Bob Conklin stated we have over the 18 required properties represented for the meeting.

#### Minutes of 2014 Annual Meeting

- Bob asked for a motion to dispense with the reading of the 2014 minutes.
  - 1) There was a motion, second and approval to dispense with the reading.

#### President's Report

- Introduced and thanked members of the HOA Board (Bobbie & Lewis Fauber, Cindy Latham & Pauline Loftis), Larry Davis (special projects) and recognized Jessica Wright (webmaster).

#### Accomplishments

It has been a busy year for the Homeowner's Association and we have taken on many projects.

- Mailbox post project.
- Architectural Control Committee (ACC) has approved many new constructions and home improvements.
- Homeowner's survey was distributed with trustees counting votes; results were published in the newsletter and on the website; HOA will follow through.
- Financially, HOA is healthy and has survived the 2014-15 audit; we now own a laptop with our financial information on it to be passed on to the next treasurer.
- Newsletter is published 4 times a year
- Christmas Luminaries.

## Old Business

- 1) Dues have been raised by \$5
- 2) Insurance rates have gone up.
- 3) “Celebrate Safe Communities” dinner cancelled this year due to costs.

## New Business

- Plans for the upcoming year
  - 1) New Landscaping and lights for front entrance.
  - 2) Bids will be going out for the final decision on the dock; it may be considered capital improvements and are checking into it as required by law.
  - 3) Plans will be discussed to come up with an alternative neighborhood event similar to the “Celebrate Safe Communities” night.
  - 4) New street signs.
  - 5) New budget will be passed in October.
- Questions and concerns from homeowners:
  - 1) Why are there “Private Property/No Trespassing” signs at the OBH and a comment on how they do not appear welcoming to the community.

*Answer:* Bob advised because of liability, so no one will get hurt on our property and dock that is in disrepair. We are financially conservative and will work with the budget we have and safeguard the assets of the homeowners. Furthermore, the Colonial Heights Police advised that putting up these signs will give them more authority and clout. Bob said this matter will be discussed with the OBHF.

- 2) Where can I get a treasurer’s report and information about the HOA budget?

*Answer:* Treasurer, Bobbie Fauber said we can give anyone a copy of the treasurer’s report and the budget. Bob said we can send the homeowner a copy of the operating budget.

- 3) How is the liability and budget calculated?

*Answer:* Bob said we have to have so many years set aside for the budget so we can operate without dues. Larry interjected that it would be approximately \$21,000 a year for 2 years calculated by the 170 properties by 35.

- 4) Several homeowners expressed they did not like the delinquent addresses published for overdue payment for dues and mailbox posts.

*Answer:* Bob replied that motivation was a reason and it is more expensive with thousands of dollars in legal fees to pursue delinquent homeowners compared to putting the addresses in the newsletter. We have personally asked people to pay, sent certified mail and were still ignored and we need compliance. Larry stated that the board will take the comments under consideration and it will be addressed.

- 5) The tall grass (on the hill) needs to be cut because of snakes and wildlife and the covenants state it is the duty of the board to maintain the common area for "health and safety reasons."

*Answer:* Bob said this is the first year we have had more money to work with because of not spending \$4000 to mow the hill. We spend \$15,000 annually for grass cutting and it cost \$5,000 for the driveway this year. Without the \$750 coming in per new property purchased, we have less money coming in than going out. However, without dock expenses in the future, we will reevaluate this situation.

- 6) Regarding the ACC forms and application fees, the forms appear to be a bit confusing, especially if you are trying to accomplish multiple projects around your home. The forms lead you to believe you would owe about \$600 in fees to get the projects accomplished.

*Answer:* Bob replied that all of this money gets put into the HOA budget for any surprise repairs or problems that arise. We had to recently pay \$400 to trim two trees and pay upfront for the mailboxes and then collect. There will be a cost to create or change the form if we do decide to change the fee.

- 7) Observation: There are 2 underdeveloped lots that should be trimmed back 4 feet from the curb, both are on Waterfront Drive.
- 8) A homeowner expressed that someone complained of a trailer that was on a their property but did not know that a family member was very ill and dying and felt that somehow our neighbors did not know or get to know each other well. Others expressed that same sentiment, saying we needed to take an interest and support others in our neighborhood.

*Answer:* Pauline advised that maybe the Block Captain idea should be resurrected and asked for volunteers. A Block Captain is a contact person between the homeowner and the HOA board for information. It would benefit the neighborhood because of more community spirit. Several homeowners expressed interest in becoming Block Captains. More information will be addressed in the next meeting as to the duties and obligations Block Captains.

## **Adjournment**

- In closing, Bob thanked everyone for their support and taking time to come to the meeting and also to take pride in our community. He announces that the Old Brick House Foundation will hold their meeting afterward.

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**President**

**Date**

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**Secretary**

**Date**