

Holleybrooke Home Owners Association, Inc

Board of Directors

Minutes January 21, 2025

The closed meeting held at the Snow Branch of the RCC Library Spotsylvania, VA was held from 6-7pm.

The open meeting held at the Snow Branch of the RCC Library Spotsylvania, VA was called to order at 7:05 pm by Nicole Ryan-Freeman.

Board members present: President Nicole Ryan-Freeman, Vice President Eric Lowe, Secretary Kimberly Darlin, Director Gary Johnson, Treasurer Thomas Arndt.

8 homeowners were present.

Nicole Ryan-Freeman introduced the members of the board.

Nicole Ryan-Freeman nominated Kim as Secretary, Thomas as Treasure, Eric as Vice President, Gary Director. Kim Darlin nominated Nicole Ryan-Freeman as President.

Nominations for board member positions (show above in Board Members Present).

A motion was made and seconded to accept the meeting minutes from September 10th, 2024. The minutes were unanimously accepted.

Tricia Childress was not able to be at the meeting so Nicole went over the financial documents we had, recapping the September 2024 investments. The budget and minutes will be posted on the HOA website. There should be a reserve study later in the year but right now it looks like we are in a good place financially, even with the added expenses we incurred in the past few years.

There is a corroded pipe that is deteriorated in the pool driveway that needs to be replaced and the walkway to the pool needs handrails due to insurance purposes. The walkway will be resurfaced with concrete and the driveway will be resurfaced with asphalt over the corroded drainpipe. We have a quote but are holding off on approving this until we get a quote from the same contractor for replacing/fixing the water drain pipes in the playground grass area as well. The playground has been flooding every time it rains which is leading to safety issues.

During the plaster stripping to prepare for the pool replastering project (see September minutes), the pool had to be filled with water and then drained so we are petitioning for reduced rates for the water for this timeframe.

It was brought up that Holleybrooke/Cobblestone HOA is not paying taxes on the pool or the playground. The individual homeowners are paying taxes on the pool and the common area on our property tax bills.

Feb 1st all Christmas decorations need to be taken down, however while the weather is frozen and snowy, the HOA is giving a grace period. Thank you Nicole for the Christmas decorations at the HOA entrances; they looked great!

We opened the floor to questions.

If the roads are open and you can pass, VDOT is not required to plow. The county says 4 inches before they have to plow. Holleybrooke/Cobblestone homeowners should NOT use their own snowplows as the person who plows is liable for any damage. This applies to the HOA as well.

The meeting was adjourned at 7:39pm