

Conjurers Neck Homeowners Association

2016 Annual Meeting

October 6, 2016 at 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 2015 Annual Meeting

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

President's Report

- Bob welcomed all the home owners, then introduced and thanked members of the Homeowner's Association Board (HOA) for all their hard work.

Accomplishments

- Completed the mailbox project with 160 installed with only 1 outstanding at this time.
- Corner signs have all been installed and approved by the City of Colonial Heights; they glow at night and are vivid during the day;
 - 1) Traffic signs have been added by the city; Safety is an issue as an accident has already incurred with injuries involving a speeding vehicle and a bicyclist.
 - 2) Costs have been kept down as Bob negotiated prices and donated his time and labor.
- **Survey:** Property lines are properly identified between Conjurer's Neck and Kennon Point at the front entrance and the Old Brick house (OBH) with marked pins.
- **Front Entrance:** Black granite sign has been polished; now everything is up to code and updated where safety is concerned; Seasonal landscaping has been planted and the "Jolly Green Giants" will provide a low maintenance privacy fence hedge; the irrigation system has been under repair and needs replacement—will be going out for bids.

- **Deer Population Problem:** A group that we are working with will thin out the deer in our area, but they are still working on the solution.
- **12 Lots for Sale:** All have been cleaned or maintained.
- **Neighborhood Watch:** The Colonial Heights Neighborhood Watch has been implemented with all Block Captains and zones in place. Bob thanked all the Block Captains and asked for homeowners to cooperate and provide their information to when contacted by their Block Captain.
- **Dock:** Continued problems resulting in 8 arrests and fines, some drug related. All homeowners are asked to please call Colonial Heights Police if they see anything suspicious at the OBH.
- **Utility Boxes:** Greenery has been planted around bare utility boxes to improve appearances. Homeowners having these utility boxes on their property are asked to “adopt” the greenery and maintain the appearance.
- **Financial:** The HOA has \$20,000 in savings and \$50,000 in operating expenses totaling \$70,000. With budgeting, negotiating prices and donated labor, costs totaled at \$18,000. Printing is expensive and there is a need to go paperless with newsletters and updates sent by email and posted on our website.

Election of Board Members

Nominees

- There are 3 openings on the HOA board for President, Treasurer and Secretary.
 - 1) Request for approval to augment the Treasurer’s 3 year term to 2 years: as an oversight last year, the Treasurer nomination was not put on the floor when Bobbie Fauber agreed to serve an additional term. There was a motion was for approval and it was seconded in agreement.
- There were no nominations on the floor for the openings so the present Board members agreed to serve another term. Bob Conklin, Pauline Loftis (3 years) and Bobbie Fauber (2 years). Bob asked for a motion for approval to say “aye” and all opposed say “no.” The vote was unanimous and the new nominees were approved.

Old Business

- Continued expansion is on-going.
- **Dock:** Cameron foundation want it removed; Dave Kennon and Bob are working on this project.

- The Old Brick house Foundation (OBHF), maintaining the inside of the OBH, and the HOA, maintaining the outside) are both considered “one family” even though meetings are held separately. Homeowners are encouraged to donate funds to the OBHF.

New Business

- **Dock:** A dumpster will be available when the dock is being dismantled.
- **Activities will continue:** Christmas Eve luminaries, an Easter event (Bob has a bunny suit available) and other suggestions are welcome.
- **Halloween:** There is a big safety issue on Halloween night with cars and buses lined up on the streets and many children going from house to house. Here are things recommended by the HOA to make Halloween night safe for everyone:
 - 1) Park all vehicles in your driveway.
 - 2) Turn lights on at 6PM. and off at 8PM.
 - 3) No hay wagons or trailers should be allowed in the subdivision.
 - 4) CHPD will provide Police Officers to monitor this situation.

Adjournment

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

President

Date

Secretary

Date