

Holleybrooke Home Owners Association, Inc

Board of Directors

Minutes March 18, 2025

The closed meeting held at the Snow Branch of the RCC Library Spotsylvania, VA was held from 6-6:53pm

The open meeting held at the Snow Branch of the RCC Library Spotsylvania, VA was called to order at 7:05 by Eric Lowe.

Board Members Present: Vice President Eric Lowe, Secretary Kimberly Darlin, Director Gary Johnson.

Signature Properties Members Present: Tricia Childress and Bailey Garnett

8 homeowners were present, including the board members and Signature Property Members.

Eric Lowe introduced the members of the board.

A motion was made by Gary Johnson and seconded by Eric Lowe to accept the meeting minutes from January 21st, 2025. The minutes were unanimously accepted.

Tricia Childress went over the financials for February. It was noted that since only half of member's HOA dues are due Jan 31st and the other half by April 15th the budget won't be able to show an accurate total of all HOA fees collected until after that date. The Shenandoah Landscaping contract was discussed and Tricia will be looking into irrigation on the budget, and if it is on the main contract with them or if it is a different line item.

There are several projects in progress at the pool. The first is the work on the pipes, concrete, asphalt, and handrails for safety reasons that were mentioned in the prior minutes. We have received and approved the quotes. Work on this will be starting soon; it is being coordinated so it doesn't interfere with the other pool project. With the pipes being repaired/replaced and the addition of "guardrails" for the pipes so mulch chips don't clog the pipes like they did previously, the HOA committee believes the flow of water in the park should be corrected enough so the park flooding should improve to the point of not needing new pipes in the park.

The second project is an update on the pool plasterwork. They have gotten the majority of the plaster cleared and are currently working on the return lines in the pool (including replacing the broken pipes due to the many years of plaster accumulation). Next, they will fix any tiles lining the pool that were broken during the plaster removal due to the accumulation of the plaster around the tiles over the years. There may be an additional fee if too many of the tiles need to

be replaced; the contract was approved up to a certain amount of tiles. After the tilework, the remaining debris will be cleaned up and the replastering of the pool will be finished in time to open for the season.

This year, for two days a week, the pool will open one hour earlier at 11am. The new pool passes that will be digitally scanned are expected to be completed on time for the season as well. If you have not given the HOA updated photos for the pool, do it now!

School Bus drivers are having issues seeing as they turn into the neighborhood due to tree branch growth near the entrances of the community. They are our trees and not VDOT's trees so we will be contacting Shenandoah Landscaping to get a quote on trimming the trees.

It was suggested by a homeowner that a poll be taken to see if the pretty Christmas decorations at the entrance should be replaced with lights instead. We suggested this be revisited in September at the annual meeting.

The meeting was adjourned at 7:46pm