**Homeowners Association Inc.,**

**Annual Meeting Minutes for December 10, 2018**

**The Annual Homeowners Association meeting was held on December 10, 2018 at the Williamsburg-James City County Regional Library.**

**In attendance – BOD Members** Patricia Duggan - President, Jeannette Potter – Vice President, Donna Ward – Member at Large, and Robin Wallace – Secretary**.** Eric Myers was unable to attend.

**Association Manager,** Pierre Forget.

The meeting was called to order at 7:09pm by the president, Patricia Duggan.

**Presidents Report – Pat D.**

Pat reported on a busy and productive year for the VoW and its Board of Directors. For her first year with the Board, Pat was elected President. She arranged to have Board training with our attorney, set up a schedule for regular meetings with our property manager, Pierre Forget to follow up on task lists and learn her role better, and she even met with our insurance agents to get a better understanding of our coverage and limits.

VoW held spring and fall yard sales and provided dumpsters for residents. Thank you to Sandy Crawford for helping with the sale of old pool furniture during the spring yard sale and Gerrie Hopkins for helping with the fall dumpster.

Some noted improvements this year include, new electronic key cards for the pool and clubhouse, the renovation of the clubhouse bathrooms, removal of trees at the clubhouse, removal of junipers along Wellesley Blvd and an ongoing plan to refresh the landscape throughout the Villages.

We were unable to hold the annual July 4th parade and Chili Cook Off due to a lack of volunteers but hope to resume those in 2019.

This year marks the 20th Anniversary of the Villages and Pat presented some fun trivia….

The property was conveyed to the developers and the plats were drawn up in late 1996. The Articles of the Incorporation, Bylaws, and Declaration of Covenants were recorded in October 1997. Construction began and the first residents arrived in 1998…which is how we decided this is our birthday year.

The initial dues were $225 per household per year, but there was confusion over that. The developer owned most of the lots and did not pay dues; they paid a percentage of actual costs. AND the homeowners had been told their dues were for a year and would be billed on the anniversary of their closing date. However, it turned out that the $225 was for a calendar year, regardless of when the resident closed and voted in. Getting that worked out was apparently a chore.

Phase 1 was the Kensington village which was started in late 1997. That was followed with some of what is now Somerset, then Cambridge in the summer of 1998, and finally more Somerset and Oxford in min-2000.

The pool opened on Memorial Day, May 29, 1999.

The fee at the time to reserve the pool was $75, with a $500 deposit. The clubhouse reservation fee was $50 with a $100 deposit. To reserve both the pool and the clubhouse was $100 with a $600 deposit.

The developer retained control of the community until 75% of the lots were sold, which was about December 2000. As that time neared, a Transition Team was formed, with 3 residents from each village, to work with the developers and manage the changeover f control to the Homeowners Association.

The first full budget was for 1999 and it was for $39,647 in income and $35,078 in expenses.

Happy Birthday to VoW!!!

**Secretary’s Report – Robin Wallace**

Robin read the meeting minutes from the 2017 Annual HOA meeting and they were approved as presented.

**Treasurer’s Report – Eric Myers** (presented by Pat in Eric’s absence)

Pat gave a summary of the financial report. VoW is on budget with a possible small surplus. The proposed budget for 2019 was approved as presented.

**Committee Reports**

**ARC** – Jeremy was not in attendance. Pat stated that a review of the neighborhood is completed quarterly. The Board is reviewing the ARC guidelines for possible changes as they have not been updated since 2003.

**Pool** – Robin presented that we had a successful 2018 pool season. We had a new pool management company and although there were a few issues, we were able to resolve them all. The pool committee worked hard to power wash the pool deck and repaint the umbrella stands. We also purchased new pool chairs, picnic tables and umbrellas this year. Robin thanked the pool committee members, Kelly Coronel, James Blubaugh, Heide Julio and Shannon Throchuck for all their hard work.

**Clubhouse** – Jeannette thanked Linda Cole, Ann Johnson and Rusti Yarsahus for helping with taking out the trash cans every week and checking the clubhouse after every event held there. Frank Gunn power washed the clubhouse. The carpets in the clubhouse were professionally cleaned and look great!

**Social** – We need volunteers to help plan and organize fun events.

**Grounds** – Donna reported on all the work the grounds committee is doing to get the landscaping updated throughout the neighborhood. Volunteers Arden Billings, Jack Hostetter, Janice Mayfield, Shay Brinton and Charlene Sheets have presented the Board with a plan that will take place in phases. The junipers along Wellesley have been removed. The RV lot will be cleaned up, regraded and resurfaced this coming year.

**Homeowner Comment Period**

An open forum was held and a number of comments and questions were addressed.

Resident expressed concern about speeding in the neighborhood and asked that neighbors please remember to clean up after their pets.

Resident expressed concern about how dark our neighborhood is.

Resident agreed that speeding is an issue in our neighborhood and suggested that we try to have speed bumps installed. Our roads are owned by VDOT.

Resident inquired about the pool heater and also asked if Leo’s could do a better job when blowing leaves in common areas.

**Special Thanks –**

Paul Holt built and donated the Free Little Library in front of the clubhouse.

Robin Wallace, Cory Springer and Janis Locke empty and replace the bags in the doggie stations.

The Garden Club does a beautiful job maintaining the area in front of the clubhouse.

James Blubaugh was a huge help in dealing with the pump issues at the pool this season.

Jack Hostetter has played a huge role is getting the landscaping plan in place.

Patricia Duggan and Pierre Forget have been a great help to the Grounds Committee.

**Election of One Board Member -**

There was one vacancy for the 2019 Board of Directors as the term of Eric Myers was expiring. Five residents submitted applications and were given time to introduce themselves and state their interest in serving on the board. Applicants were George Crawford, Kelly Coronel, Jack Hostetter, Judith Shaffer and Joe Glosson. Votes were collected and counted and Kelly Coronel was elected to serve a three-year term on the board.

Meeting adjourned at 8:15pm and was followed with a brief organizational meeting of the new board.