

Highlands at Mechums River

Highlands Detached Home Owners Association, Inc.
PO Box 429 Crozet VA 22932-0429

Minutes of the General Meeting of the Highlands Detached Home Owners Association

Date: 19th September, 2006

Time: 1900 – 2000 EDT

Venue: Crozet Elementary School Cafeteria

Participants:

Timothy Scarborough (TS), President, Highlands Detached HOA

Dan Dunsmore (DD), Vice-President, Highlands Detached HOA

Brian Davis (BD)

Cynthia Rikhye (CR)

Indar Rikhye (IR)

Jim Hooker (JH)

Kamaljeet Saini (KS)

Marc Selverstone (MS)

Michele Howe (MH)

Proceedings:

TS announced that he would be stepping down from the post of the president as he and his family have sold their house and are moving out of Highlands. Those in attendance formally thanked the outgoing president for his many years of service as an officer of the Association.

TS notified everybody that he would have his name removed from the list of people authorized to operate the HOA bank account in the next few days. Those in attendance agreed that DD, as vice-president of the Association, should be added to the list of people authorized to operate the account. KS shall advise the bank regarding this and then inform DD to go to the bank in person to complete the formalities.

Nominations for a new president of the Association were sought by the Vice-President. With none forthcoming at the meeting (as well as the meeting lacking the quorum to elect/appoint one), the election of a new president was tabled.

JH reported on behalf of the Architectural Control Board (ACB). No requests were currently pending with the ACB. Since the last general meeting, two building/modification requests had been granted as requested.

DD gave an update regarding the Wickham Pond development. He stated that the developers' representatives were available and willing to meet with individuals to discuss buffer plantations between their homes and the Wickham Pond development. A 20-foot buffer shall exist beyond the old fence that currently runs along the backyards. DD shall provide contact information to any member who wishes to contact representatives of the Wickham Pond development.

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KS tabled the latest financial statement for the Association, and provided an update on the dues collection for the year 2006. He reported that, to date, three home owners had not paid their dues for this year. It was agreed by all present that further action, as stipulated in the Association's bylaws, should be initiated to collect dues from the defaulting members. MH suggested that, for houses changing ownership, dues be collected as part of closing costs. KS also reported that the former HOA treasurer was making regular repayments for the embezzled funds, and still owed the Association about \$7000.

DD provided an update on the maintenance of the foliage around the cul-de-sac on Highlands Place. He reported that neighbors on that end of the street were taking turns to keep the foliage cut back around and in front of the guard rails. He was asked to conduct further research on whether that area was a common area. He agreed to undertake the task and report his findings at a future general meeting.

IR recommended that the Association organize social gatherings as a way to increase participation by the members. DD undertook this task and shall e-mail members of the Association and organize such a gathering in the next few weeks and put up an announcement on the HOA webpage to publicize the event.

The meeting adjourned at 8:00 PM.