

Annual HOA meeting May 13, 2021

16 people in attendance:

7800 - Roland Pinto

7801 – Ngoc

7802 - Art and Josephine

7804 - Barry Nussbaum

7806 - Don Le

7805 - Grace Lee and Jeff Nyuyen

7807 - Quy Pham

7808 - Jon Watts

7810 - Joe and Nicole Vide

7811 - Dom and Antonio Rivadeneira

7812 - Marc Nguyen

7813 - Jennifer and Jake Abrams

7814 - Tri Pham

7816 - Karen

7818 - Samantha Chavez

? Leonard Tengco

Missing:

7803 – De Van and Anh Tran

7809 – Hien Le

7815 – Raymond and Patty Hubbard

7817 – Joe Athey

7820 – Phuong Huynh

Meeting began at 8:01pm

Agenda:

1. Vote in New Board Member

-16 votes came, Don won the votes and will be part of the Board of Directors.

2. Update on Projects on Antiopi Street

-Lights are as they are, unless they break.

-We are on the list to have the sidewalks fixed. It will take a long time.

-Pipestem: Trees and shrubs cleaned up on left hand side. Next we will put in gravel for car parking. Still looking to get an estimate of the cost for gravel, need to check with county to make sure we can touch common areas and that we aren't violating the county rules.

3. Electronic Communications

-We have the website, and we have received emails from HOA. According to the Virginia Property Association Act the Association can choose our preferred method to communicate with neighbors. Updates to Association, and meetings will come through via emails.

-Emails will be for updates to the Association, Newsletters, or Meetings held

-Written notices will be for annual meetings, votes, document amendments, violations or hearings

4. HOA Increase to Annual Dues

-Took in \$5,000 for 2020 dues, but spent \$12,000. Legal work, corporate expenses, snow, tree work, street number paintings, filed income tax statements. Have slightly over \$30,000. Our budget is posted on our website too.

-Increased dues: need to increase them, but need to have a vote for what to increase them to and why. Currently our Annual Dues is \$250 a year. The Board of Directors recommends that we increase it to \$375. In September 2020, we did a reserve study for the street regarding the pear blossom trees, and we put together an estimate for what it would cost to replace them. Board wants to replant 4 trees every 4 years, roughly \$2500 per tree, we hope we can get it for cheaper however we cannot be 100% sure on the cost. Cost is for removal of tree, the stump, prework for planting new tree and cost

of tree itself. Goal is to start collecting money in December 2021. 45% of our annual dues every year will go to the trees. The trees have been here for about 35 years and they are supposed to last 20-30 years. We have 27 trees on our street.

Member asked: Does our insurance cover tree falling and damage? Jen will look into it.

Jen said the street has to vote to change dues rates every 3 years and we didn't want to change it to a drastic amount since we have been at \$250 for quite awhile. \$375 is a reasonable increase.

Member suggested we leave the assessment where it is and say we'll change the cost each year, but board members said no, we want it to be fixed so members can plan ahead and also make sure our street is covered. We want to have a safe cushion with the goal being \$30,000 in the bank.

5. Covenants & Bylaws Amendments

-We had 2 legal counsels check our documents and give advice, since we do not retain historical documents from the past votes, it was recommended that our Association revote for covenants and bylaws amendments that were made.

First step is a new draft for covenants and bylaws amendments. It will come via email for all members to review and then we will hold a town hall to allow for discussion. We will hold a meeting to vote on the covenants and bylaw amendments and hope to do this in July.

We will vote for the increase to annual dues and covenants and bylaw amendments at the same meeting. The final version will come out as a document that will be provided to each member. Our Articles of incorporation and Original Covenants are still in place. We are only revoting on the amendments to our Covenants & Bylaws.

6. Reminder of Spring Clean Up/Pick Up

-Keep yards maintained.

Board will have another meeting in a couple weeks to vote Don into the Board of Directors and choose positions as well as choose officers and the Architectural Control Committee.

8:35 meeting was adjourned.