

**Rolling Valley Section 8-D
HOA Annual Membership Meeting
Monday, 17 November 2021**

Minutes

Location: Springfield Government Center

Board Members Present

Dennis Kurre –President	Michael Graves
Tom Blume – Vice President	Alisa Goetz
Jonathan Clough – Secretary	Lisa Nelson
Ruth Ann Hoel – Treasurer	Gabi Kreuzscher
Jeffrey Lins	

Homeowners Present: 6

Proxies Received: 25

Call to Order: Dennis Kurre called the meeting to order at 7:00 PM and began by introducing the current Board.

Treasurer’s Report: Ruth Ann Hoel presented the current budget report as of 10/31/2021, reflecting expenses to date of \$3,165.74 and a Cash Reserve of \$14,859.29. Revenue was slightly (\$234) under budget this year due to a number of homeowners taking advantage of the early payment discount for the annual dues. Expenses are running under budget as well, primarily because we were unable for a second year to support the annual Dumpster Day (\$550) due to COVID-19, and we have not yet scheduled the annual tree cutting service (budgeted for \$2,000).

Year-End Report 2021: The Board provided a synopsis of the key activities and issues the Board handled through the course of the year, including:

- **New Dues Policies:** Dennis Kurre reported that 2021 was the first year implementing the HOA’s new dues policies that strive to incentivize on-time dues payments and reduce the amount of time and effort spent tracking down late payers. While delinquent accounts were not entirely eliminated, the HOA did see a modest reduction in the number and duration of delinquent accounts. The early and on-time payment discounts seemed to have had the desired effect, and the Board looks forward to further improvement in 2022.

- Neighborhood Clean Up Events: Tom Blume reported that COVID mitigation policies again canceled the annual WKCA and HOA co-sponsored dumpster day in the spring, and the county once again canceled their large item pick up day at Orange Hunt Elementary School. The Board hopes to resume these activities in 2022.
- Mowing Contract: Tom Blume reminded the attendees that the HOA pays for mowing and upkeep of lawns in the common areas along Arley Drive and Tailcoat Court. The Board recently renewed the contract for the 2022 season, with a modest increase in the cost.
- HOA Email Database: Michael Graves noted that the Board continues to encourage homeowners to sign up at the WinstonKnolls.org website to receive electronic communications from the HOA Board, which expedites communication and reduces the amount of physical mail the Board has to generate.
- Annual Tree Service: Michael Graves reported that Freedom Tree Service had already conducted the annual arborist survey of the common area trees and identified 8 trees needing felling or trimming. The cost estimate for the service was \$2520, which is higher than the \$2000 budgeted, but since no service was performed last year, it was deemed reasonable. The Board voted and approved contracting for this service, which should be complete before the end of the calendar year.
- Web Site: Jonathan Clough reminded attendees that the HOA maintains a website (www.winstonknolls.org) that the Board continues to improve, including adding an electronic payment option for annual dues via PayPal in 2021. The site hosts a calendar and document library for residents to keep up with HOA Board activities and events.

New Business:

- By-Laws Revisions: Dennis Kurre presented the Board's proposed revisions to the existing HOA By-Laws to correct inconsistencies between them and the Declaration of Covenants regarding interest on unpaid dues, to add language establishing a late fee charge, and to add language permitting the Board to employ the services of a law firm to collect delinquent payments. Dennis made a motion to approve the By-Laws changes, and votes by the Board and attending homeowners were unanimous in favor of adopting the revised By-Laws. Resident Donald Drees recommended the

Board include an explanation of the revisions in an upcoming mail or email announcement.

- Election of Board Members for 2022: Dennis Kurre appealed to attendees to volunteer to serve on the Board in the coming year, since most of the current members have been serving for more than a decade. Silvia Nutbrown volunteered to serve as a Member-at-Large, and the existing Board members expressed a willingness to serve another term. Tom Blume made a motion to re-elect the existing Board and add Silvia as a Member-at-Large. Dennis Kurre seconded the motion, and the vote was unanimous in support of the motion. Officer positions will be voted upon at the January 2022 Board meeting.
- Next Meeting: The Board agreed to hold the next quarterly Board meeting on Wednesday, 12 Jan 2022 at 7:00 pm at Dennis Kurre's home.

Discussion & Questions: Several homeowners in attendance spoke up with some concerns and questions, summarized below:

- Arley Drive Catch Basin Clean Up: Mark Washechek recommended the Board contact the County Storm Water Division to remove accumulated debris and clean the catch basin and storm drain that runs between the common area under Arley Drive. The Board agreed to follow up with the County. (**Action Item**)
- Neighborhood Road Conditions: Several residents asked the Board if anyone had made appeals to the County or VDOT to repair and repave the main thoroughfares in the HOA, given the decrepit condition they're in. Tom Blume noted that VDOT was solely responsible for repaving and that he and multiple other Board members had engaged with Supervisor Pat Herrity's office as well as VDOT directly in the past year, but VDOT has continued to prioritize other roadways for improvement. Tom encouraged residents to submit individual requests to VDOT to try to elevate the priority.
- Revitalized Basketball Courts: New resident Venu Navuluri inquired about access to and use of the renovated basketball courts on the north side of Arley Drive between Sampal Place and Applecross Lane. The Board informed the audience that the courts were outside our HOA boundary, and belonged to the Springfield Station HOA.

Dennis Kurre adjourned the meeting at 7:53 pm.

Action Items for the Board:

- Contact the County Storm Water Division to schedule clean up of the catch basin and storm drain under Arley Drive.

Attendance / Proxy List:

Available upon request