

**Rolling Valley Section 8-D
HOA Annual Membership Meeting
Thursday, 17 November 2022**

Minutes

Location: Springfield Government Center

Board Members Present

Tom Blume – President	Alisa Goetz
Dennis Kurre – Vice President	Lisa Nelson
Jonathan Clough – Secretary	Silvia Nutbrown
Ruth Ann Hoel – Treasurer	Gabi Kreuzscher
	Alicia Waked

Homeowners Present: 5

Proxies Received: 9

Call to Order: Tom Blume called the meeting to order at 7:01 PM and introduced the current Board, including the newest member interested in serving, Alicia Waked.

Treasurer’s Report: Ruth Ann Hoel presented the current budget report as of 9/30/2022, reflecting expenses to date of \$5,694.15 and a Cash Reserve of \$14,752.71. Revenue was again slightly below budget (by \$367) this year due to a number of homeowners taking advantage of the early payment discount for the annual dues. Expenses are likewise running under budget (by \$269) despite a higher than planned tree service expense, because printing/ mailing costs were lower, and the HOA did not conduct its annual Dumpster Day again due to new pricing rules by the vendor that rendered it un-executable (i.e., instead of a flat fee, charges would be on a specific per-item, by type basis.) Ruth Ann noted that one pending expense not shown on the report was a planned \$200 donation to the local Girl Scout troop.

Old Business: Tom Blume reviewed action items and discussion topics from last year’s Annual Meeting minutes:

- **Catch Basin Storm Drain Clean Up:** Over the past summer, Tom had coordinated with 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. This job was completed, and multiple attendees acknowledged the improvement.

- Arley Drive Road Conditions: Tom noted that VDOT had completed repaving of Rockefeller Drive this summer, which was a sign of progress, although it is not technically within the geographic coverage of our HOA. He reported that Arley Drive is on the schedule for repaving in 2023, after nearly two decades since the last time it was completed.

New Business:

- Annual Tree Service: Dennis Kurre reported that he and Michael Graves had conducted the common area walk-around with the arborist from Freedom Tree Service and identified 13 trees needing felling or trimming. He reviewed the cost estimate for the service, which was \$3,630, considerably higher than the \$2000 in the HOA's annual budget. One of the primary factors in the higher cost this year is the need to fell 3 trees in the drainage area on the south side of Arley Drive, which necessitates removal of the tree debris rather than felling them in place, the less expensive norm. The Board had approved funding this work during the October Board meeting, but it would likely not be scheduled until early January 2023.
- Cooperation with the WKCA: Tom Blume reviewed the distinctions between the voluntary and geographically larger Winston Knolls Civic Association (WKCA) and our mandatory and smaller HOA, but emphasized the ways in which both organizations historically cooperate to serve the homeowners. Neighborhood cleanup activities via WKCA/HOA-sponsored & County-funded large item pickup days at Orange Hunt Elementary School and the HOA's annual dumpster day have been very popular in the past, but have not occurred for the past 3 years due to COVID-driven cancellations by the County and new, unworkable pricing plans for dumpster rentals. Both organizations will continue to pursue options for resuming these efforts in 2023. Additionally, Tom noted that both organizations cooperate to donate to local Boy and Girl Scout troops.
- HOA Website / Email Database: Tom Blume encouraged 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. He also reminded them that the Board offers useful information at the HOA website (www.winstonknolls.org), including a PayPal electronic payment option for annual dues.
- HOA Board Member Participation: Tom Blume highlighted the fact that the majority of existing Board Members and Officers have served for more than a decade and that additional and younger homeowner participation is needed to ensure the HOA continues to effectively represent and serve the neighborhood. Older members are

seeking to retire, but need to hand the reigns to a new generation of members. Thankfully, the Board has one new volunteer on the roster for the coming year, Alicia Waked. He exhorted attendees to consider serving on the Board and to encourage their neighbors to do so. He warned that due to the likely departure of several long-serving officers, the Board has been researching HOA management services to outsource some Board functions, principally in running the financial obligations of the HOA. Such an approach would drive significant additional costs and raise dues to homeowners. So, to avoid these additional costs and associated reductions in service, new and younger homeowner participation in the HOA Board is needed.

- Election of Board Members for 2023: Tom Blume made a motion to re-elect the existing Board and add Alicia Waked as a new 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 2023 Board meeting.
- Next Meeting: The Board agreed to hold the next quarterly Board meeting on Wednesday, 11 Jan 2023 at 7:00 pm at Dennis Kurre's home.

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

- Leaf Collection: Alicia Waked asked about the HOA potentially funding neighborhood leaf collection. Tom Blume explained that this had been investigated years ago and found economically untenable if we wanted to keep dues at existing low levels. Jonathan Clough noted that our budgets for the past several years have basically broken even, so additional expenses would necessitate dues increases. Attendees agreed that it was more important to keep dues low, particularly for a limited and infrequent service.

Tom Blume adjourned the meeting at 7:33 pm.

Action Items for the Board:

- None.

Attendance / Proxy List:

Available upon request