

**Rolling Valley Section 8-D  
HOA Annual Membership Meeting  
Wednesday, 15 November 2023**

**Minutes**

**Location:** Springfield Government Center

**Board Members Present:** 5

Tom Blume – President

Silvia Nutbrown

Dennis Kurre – Vice President

Jonathan Clough – Secretary

Ruth Ann Hoel – Treasurer

**Homeowners Present:** 10 (not including Board)

**Proxies Received:** 32

**Call to Order:** Tom Blume called the meeting to order at 7:00 PM and introduced the current Board.

**Treasurer’s Report:** Ruth Ann Hoel presented the current budget report as of 9/30/2023, reflecting expenses to date of \$7,914.80 and a Cash Reserve of \$12,458.51. Revenue was again slightly below budget (by \$337) this year due to a number of homeowners taking advantage of the early payment discount for the annual dues. Expenses are notably over budget (by \$1200) due to higher than planned tree service expenses and the three-year contract bill for website hosting. 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 noted that there were no action items from last year’s Annual Meeting minutes, but touted the successful engagements with County leadership and VDOT that finally resulted in the repaving of Arley Drive this year, after multiple decades passing since the last time it was done (1998).

**New Business:**

- **Annual Tree Service:** Silvia Nutbrown reported that Freedom Tree Service recommended they conduct their annual survey in the spring, rather than this fall/winter to more effectively identify unhealthy trees. Nonetheless, in response to a

homeowner's request in early September, Silvia had coordinated with Freedom Tree Service to fell a dead tree in the common area behind 8921 Arley Drive. She will plan on conducting the next common area walk-through in the spring of 2024.

- Townhome HOA and Fence Issue: Dennis Kurre provided an update on the concern voiced by a homeowner on Flower Tuft Court, about the dilapidated state of the fence built by the HOA associated with the townhome community along Glendower Court and Golden Horseshoe Court. That particular HOA had an HOA management firm which proved very difficult to get in contact with, but after three months of effort, the situation was resolved at the end of August, per an email from the homeowner who voiced the complaint.
- 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 4 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 2024. Additionally, Tom noted that both organizations cooperate to donate to local Boy and Girl Scout troops, to include the HOA making \$200 donations to each this year.
- HOA Website / Email Database: Jonathan Clough reminded homeowners about the updated website as a source to track Board activities and pay annual dues. He offered the audience an opportunity to provide any feedback on its functionality, but attendees seemed content with it.
- 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 new members to whom to pass the baton. He exhorted attendees to consider serving on the Board and to encourage their neighbors to do so. No attendees, however, volunteered their services.
- Election of Board Members for 2024: After noting that one of our Board Members-at-Large, Allisa Goetz, had requested to resign from the Board this fall, Tom Blume made a motion to re-elect the existing Board. Dennis Kurre seconded the motion,

and the vote was unanimous in support of the motion. Officer positions will be voted upon at the January 2024 Board meeting.

- Next Meeting: The Board agreed to hold the next quarterly Board meeting on Wednesday, 23 Jan 2024 at 7:00 pm at Dennis Kurre's home.

Tom Blume adjourned the meeting at 7:27 pm.

**Action Items for the Board:**

- None

**Attendance / Proxy List:**

Available upon request