

**Rolling Valley Section 8-D
HOA Annual Membership Meeting
Wednesday, 13 November 2024**

Minutes

Location: Pohick Library

Board Members Present: 8

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

Homeowners Present: 8 (not including Board)

Proxies Received: 11

Call to Order: Tom Blume called the meeting to order at 7:01 PM and introduced the current Board.

Treasurer’s Report: Ruth Ann Hoel presented the current budget report as of 9/30/2024, reflecting expenses to date of \$5,728.45 and a Cash Reserve of \$12,356.67. Revenue from dues was again below budget (by \$442) this year due to a number of homeowners taking advantage of the early payment discount for the annual dues, but disclosure packet fees helped reduce the overall income shortfall to within \$202 of the budget. Expenses were below budget to date (by \$818), despite higher costs for insurance and grass cutting, due to lower than expected tree service charges thus far.

Ruth Ann also presented the proposed 2025 budget, which included increases for insurance and grass cutting to reflect the costs realized in 2024.

Old Business: Tom Blume noted that there were no action items from last year’s Annual Meeting minutes.

New Business:

- **New Delinquent Dues Process:** Tom Blume presented the assembled homeowners a proposal to address the ongoing challenge of delinquent dues collection. After explaining the persistent trend in recent years of a small number of homeowners failing to pay their annual HOA dues on time and the inordinate amount of time and

resources the Board expends collecting them, Tom proposed securing the services of a collection agency, starting in 2025. Under the new plan, homeowners that had failed to pay their dues by 15 March would be notified via a certified mail letter warning them that failure to pay by 31 March would result in the case being handed to a collection agency. The charges for this service, which could exceed \$450, would be borne by the delinquent homeowner. Resident Mark Washecheck proposed limiting this policy to a single-year implementation, followed by an assessment next year, which would inform whether the policy would continue. With this amendment, Dennis Kurre seconded Tom Blume's motion to implement this policy in 2025, and it passed unanimously.

- Annual Tree Service: Silvia Nutbrown reviewed the annual tree survey process for those that were not familiar. She planned on conducting the next common area walk-through in the spring of 2025 with Freedom Tree Service, but encouraged homeowners to call or email the Board if they noticed trees of concern.
- 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 had been very popular in the past, but have not occurred for the past 5 years due to COVID-driven cancellations by the County and new, unworkable pricing plans for dumpster rentals. 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 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. Sharon Vtipil volunteered to serve on the Board starting in 2025, which would bring the Board membership to the 9 member threshold stipulated in the By-Laws.
- Election of Board Members for 2025: After querying the current Board Members about their willingness to continue serving and receiving affirmative responses, Tom Blume made a motion to re-elect the existing Board with the new addition of Sharon

Vtipil. Dennis Kurre seconded the motion, and the vote was unanimous in support of the motion. Officer positions will be voted upon at the January 2025 Board meeting.

- Next Meeting: The Board agreed to hold the next quarterly Board meeting on Tuesday, 21 Jan 2025 at 7:00 pm at Dennis Kurre's home.

Tom Blume adjourned the meeting at 7:35 pm.

Action Items for the Board:

- None

Attendance / Proxy List:

Available upon request