

HUGUENOT HUNDRED COMMUNITY ASSOCIATION AND HHCA, INC.
MEETING MINUTES OF BOTH BOARDS OF DIRECTORS

March 29, 2015
6:30 to 9:45 P.M.
ZEDLER RESIDENCE

PRESENT:	President	Barb Zedler
	Vice President	Bill Brock
	Treasurer	Wendy Austin
	Secretary	Nancy Wood
	Directors	Walter Wilson, Fred Palmore, Seth Roberts

- Meeting called to order at 6:30 p.m. and Minutes approved from the Feb 12, 2015 meeting.
- Discussion of issues regarding organizational and governance structure
 - Fred presented:
 - Amended and restated Articles of Incorporation that: 1) conform to how HHCA has conducted its business since it was formed, 2) take advantage of updated Virginia law that provides liability protection for officers, directors and members of community associations, and 3) enable HHCA to qualify for tax-exempt status as a 502(c)7 social/recreational club
 - Non-substantive changes to the By-Laws to conform the language and terminology to the updated organizational document
 - Minor change to the Rules and Regulations to conform terminology
 - After discussion the Board voted unanimous support for the updated documents with some minor changes.
 - These will be presented for a vote at the annual membership meeting in May.
- Financial
 - Dues Notices were mailed to neighbors. As of March 29, 29 neighbors have currently paid 2015 dues.
 - Wendy will send a second notice to neighbors that have not yet paid
 - As of March 29, the checking account has \$12,935.52 and the CD is in the amount of \$5,038.16 for a total of \$17,973.68.
 - Proposed Operating Budget for 2015 and 2016 were presented and discussed. They will be presented for a vote at the annual membership meeting
 - Brooks Nelson completed the HHCA tax return for 2014
- Recreational Area
 - The Board will sponsor a Spring Clean-Up Day on May 16, with a rain date of May 17. A "Save the Date" notice will be sent to members asking for volunteers to help. John Harlow has agreed to lead the Clean Up Day, and Walter Wilson will help coordinate the effort on behalf of the Board
 - The Board discussed Walter's list of items that need to be addressed at the recreational area.
 - The Board discussed John Harlow's request to purchase a trash pump to clean mud from the boat ramp and dock each spring. Seth will inquire about renting a pump for this purpose. Barb presented preliminary information from calls to the Chesterfield County

- and Richmond Fire Departments regarding interest in restarting occasional training exercises at the marina in spring that result in clearing of heavy mud build-up. The Board will make a decision after reviewing all information.
- o The Board recommended adding a line item to the annual budget for routine and emergency maintenance in the amount of \$1000.00.
- o Jay Austin will spray for poison ivy in early May.
- o Porta Potty service will start May 1.
- Membership Meeting
 - o Sunday, May 31, is scheduled for the annual membership meeting followed by a picnic. An invitation and agenda will go out to members by May 1. A "Save the Date" notice will be sent to members now.
 - o Wendy will spearhead the picnic planning on behalf of the Board.
- Other
 - o Barb will ask the membership at the annual meeting if anyone would be interested in chairing a Social/Welcome Committee.
 - o The Board discussed John Harlow's question regarding taking over the Harlow's Adopt-a-Highway effort on Cherokee Road. The Board declined and will encourage John to bring it up at the annual meeting to see whether anyone is interested.
- Next Board Meeting
 - o The next meeting will be after the Annual Membership meeting.

The meeting adjourned at 9:45 p.m.

Nancy Wood, Secretary
March 29, 2015

APPROVED:

Date:

Nancy Wood
6/16/2015