

Huguenot Hundred Community Association Board Meeting

April 8, 2013 7:00 PM

Home of Suzanne Jenkins

Attendees: Suzanne, West, Anne, Julie, Peter, Evelyn

And River Area Maintenance Committee Chair, Steve Thompson

Call to Order – Suzanne

Minutes– Evelyn

Board Minutes from September 17, 2012 were read and approved with minor corrections.

Treasurer's report – Peter

The board agreed to change the maintenance/improvement line item from \$500 to \$1000 this year to cover ramp maintenance. There was also an agreement to rekey the lock and issue new keys this year.

Report from River Area Maintenance Committee - Steve Thompson

The area still needs to be cleaned up from the mud that has accumulated. Tim is following up ..There are holes in the ramp with exposed re-bar. Bill Brock will help with a solution, to include a quick fix with hydraulic cement and gravel. There are no contractors around the Richmond area that do this type of work. There is also mulch that needs to be spread. The tree removal has worked , as no sign of further erosion is noted. There are still vines that need to be cut back, including poison ivy. A clean up date of May 18th was selected, and the owners from the whole neighborhood will be asked to come down for a couple hours starting at 10:30 that morning to help in the Clean Up. A notice will be sent out to the homeowners, asking for their help.

One of the neighbors has asked to put another canoe rack on the property. The Board decided to install a second rack to ensure correct construction and maintain consistency of the existing rack.

The request for a fire pit was brought up again, and the Board reinstated their previous reasons to keep all fire in the fireplace provided.

Someone will ask Seth and Mike for information of Boy Scout Troops that might be interested in assisting on one or more projects.

Rules and Regulations:

West agreed to revamp his draft of the Rules and Regs with some repositioning of items and combining duplicates, and using bullet points where needed. The User fee in paragraph 1 will also state that it is assessed to members wishing to use the association facilities, to include fireplace, picnic tables, port-a-john, decked area, cleared trails, and the ramp. (and not just for boat ramp users). The "lost key" replacement fee shall be \$25.

Operating Guidelines for the Board:

Suzanne will continue to work on this, and asked Board members to review and make changes and suggestions.

It was brought to the Board's attention that VPBA, next door, would be putting up a security fence. The Board would wish to make sure that they get a survey done. Steve said he would confirm with his contact on the VBPA Board.

The Port-a potty contract will continue this year starting on May 1 thru October 31. The cost is \$75/month. The Board agrees that it is a nice benefit for our Association membership.

The Annual Membership meeting will be held on June 9, 2013, with rain date of June 23, 2013.

There will be a packet to send out to homeowners including the budget, the Rules and Regs, approval ballots, and a sign up opportunity to serve on the nominating committee for a new board for 2014.

A save the date notice will be distributed for the 6/9/13 meeting as soon possible. The packets will be delivered between May 20-27 to arrive with 14 day notice to members.