**COUNTRYSIDE ON LAKE ANNA ASSOCIATION, INC**

Board of Directors Meeting

Minutes

06/30/2013

4:05 PM

Mountain View

The following Board Members were present: Bill Malthouse, President, Chris Townes, Vice President, Tom Nyman, Treasurer, Donna Jenkins, Temporary Secretary, Steve Jenkins, Army Burroughs, Gary Schatz, and Eben Townes. Not present was Keith Yarnall.

**OLD BUSINESS**

The minutes of the last Board Meeting of 9/23/2012 were read by the Temporary Recording Secretary, Donna Jenkins. A motion to approve as read passed unanimously.

Treasurer Tom Nyman gave the Treasury/Budget Report. So far this this year we have received $4,947.00 plus 5 additional checks, just received, in hand for about an additional $700.00, bringing the total to $5647.00. You should have the roster in front of you that is up to date except for these additional 5 checks. Discussion ensued about liens being placed on non-paying lots. It was mentioned that when lots change hands, the POA package at settlement does collect the arrears. We have put liens on lots where we didn’t think we would be challenged. Discussion ensued about lot #38, the Brummit lot. We do have a lien on this abandoned lot. This lot also is in default with Louisa County over non-payment of real estate taxes and has been handed over to a collection agency. Supposedly this lot is to be auctioned off. Chris Townes volunteered to go to the County of Louisa and try to find out the status of Lot #38. Lot #42, Pete Herring’s lot is for sale and also in arrears. Talked about the possibility of putting a lien on that lot. Discussion ensued, for our new Board Member Eben Townes’s benefit, to clarify what rules and regulations the Board can and cannot enforce. Discussion of abolishing the old rules and creating new ones ensued. The legalities might be overwhelming to do this. During this discussion, it came to light that the original ownership has changed hands so the condition of 12 more shares in our common area cannot happen. So, the majority of the 58 lots would have to agree about abolishing the existing rules and regulations and creating new ones.

Chris Townes did not have a Vice President’s Report.

Bill Malthouse did not have a President’s Report.

**NEW BUSINESS**

Welcome Eben Townes to the Board. Eben wanted to know just what the Board does. Bill Malthouse explained:

1. Enforce the Covenants such as building plans; make sure of the square footage, etc.
2. Assume operation and maintenance of the common area, such as mowing and tree trimming and removal.
3. To enforce the rules and regulations the best that we can. Protect property values.
4. To act as a HOA in good faith. Try and take care of items that bother the homeowners.

Election of COLA Officers: President, Vice President, Treasurer, and Secretary.

Bill Malthouse agreed to be President for another term, but asked that this be his last term. Donna Jenkins agreed to continue to be the Temporary Secretary, and Chris Towne and Tom Nyman agreed to continue as Vice President and Treasurer. A motion was put forth that all Board Members be reelected for a year. It passed with one nay vote, Donna Jenkins. Donna did suggest at this time, that we need to try and entice more homeowners to serve on the Board and be more involved in the neighborhood. She suggested that we offer any homeowner in good standing, a free boat slip or free homeowners dues for their term. They must be a participating Board member, show up for meetings and be helpful with ideas and executions of projects during their term. It was suggested that a letter go to all lot owners two months prior to elections explaining all of this in detail with a box that they can check off stating they are interested in serving on the Board. Let it be known that these perks are new and the former Board members have not had these perks available to them thus far.

Lake Anna Fireworks.

It was decided to continue our donation of $100.00 per year as it is considered support of our community. A Motion was put forth to accept and passes unanimously.

Liability Insurance for the Common Area.

Insurance companies across the board (according to our insurance agent) are now requiring a minimum of $500.00 per year. Our actual coverage would have cost $364.00 before this new ruling. It was agreed that the insurance should be paid ASAP and increase the coverage amount to coincide with premium of $500.00. A motion was put forth and passed unanimously.

Post Office Box Coverage

It was discussed that we need an additional person to pick up mail in a timely manner. Donna Jenkins volunteered to check the mail at least once a week. She will open the mail and take care of notifying Tom or Bill when something needs to be dealt with ASAP. Tom Nyman will get her a key. The matter of signed checks also came up. It was decided that a few signed checks would be split between Army Burroughs and Gary Schatz to be used in case of an emergency.

Letters of Policy and Process

Bill Malthouse agreed to draft a couple of form letters to send to lot owners about dead or dying trees that could be hazardous to the neighborhood or a neighbor’s property. These new form letters would then accompany all future POA packages.

Grandfathering Boat Slips

Discussion ensued about the boat slip lottery. The lottery would have to take place only when the request for slips out weighed the amount of slips available. After much discussion, it was agreed to allow long term renters be allowed to keep renting their current slip and the new requests be put into a lottery with the understanding that we will attempt to build/dredge more boat slips for the following year. This passed with one nay vote, Tom Nyman. Chris Townes agreed to find out about dredging the two slips that need it. Steve Jenkins is to get estimates on building future slips.

New Directories

Donna Jenkins stated she has no more directories and the last update was 2010. She agreed to send Bill Malthouse any updates she was aware of via e-mail. He would then get any further “opt outs” from Tom Nyman. He will then print new directories.

It was suggested the sandwich board that is put out at the entrance/exit of our development to announce meetings be changed to just state homeowner’s meeting instead of COLA meeting to avoid confusion of all homeowners.

The hole at the common area boat ramp still needs to be worked on by Army and Steve.

The new signage for the common area has yet to be done.

Tom Nyman has the missing buoy. Steve agreed to mix up the cement, make the anchor, then collect the buoy from Tom and put it back where it belongs.

The next Board of Directors meeting is scheduled for September 15, 2013 @ 10:00 AM @ 399 Mountain View.

No more new business and the meeting was adjourned at 5:45 PM.

Respectfully,

Donna Jenkins, Temporary Cola Secretary (Draft)