Countryside on Lake Anna Association, Inc.

General Membership Meeting Minutes

06/09/2013

2:00PM

Common Area

**OLD BUSINESS**

The 2013 Annual General Membership Meeting was held at the Common Area June 9 at 2:00PM. Voting on one topic was planned: elect board members to fill expiring terms and one vacancy.

Bill Malthouse, President, called the meeting to order at 2:15PM. The following COLA BOD members were present: Donna Jenkins, Secretary, Bill Malthouse, President, Army Burroughs, Steve Jenkins, Gary Schatz, Chris Townes, Vice President, and Tom Nyman, Treasurer. Not present was Keith Yarnall.

The President determined that we had a quorum to conduct business. (We had 4 proxy votes in hand. A quorum is 1/3 of the eligible (Deed-Transfer owners in a paid-up status) lot owners. 1/3 of our Deed-Transfer members in good standing would be 9 and by already having the 4 proxy votes and 7 members in good standing present, we had the quorum.)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **ATTENDEE** |  |  | PRESENT | LOT# | PROXY | ELIGIBLE |
| Frederick D. & Diane L. Hurst |  |  |  | 1 |  |  |
| Edward M. Thomas & Amy R. Wright |  |  |  | 2 |  |  |
| Nathan E & Jackie Syrkes |  |  |  | 3 |  | x |
| Nathan E. & Jackie Syrkes |  |  |  | 4 |  | x |
| George Reye Tanaka, Jr |  |  |  | 5 |  | x |
| Gary D & Eva G Schatz |  |  | Gary | 6 |  | x |
| Gary D & Eva G Schatz |  |  | Gary | 7 |  | x |
| Irene Dorsey |  |  |  | 8 |  | UP |
| Agnes E. Madigan |  |  |  | 9 | yes | x |
| Marc D. Esteppe |  |  |  | 10 |  | UP |
| Thomas & Dorothy O Henry |  |  |  | 11 |  |  |
| Paul W. & Candace J. Lipscomb |  |  |  | 12 |  |  |
| Dennis J., Daniel E. Sr. & Daniel E. 3rd Lipscomb |  |  | 13 |  |  |
| Frank F. Jr & Deborah M. Potts |  |  |  | 14 |  | x |
| Cormack Miller & Paula Nikia Bergan |  |  |  | 15 |  | x |
| Joseph L. & Susan Paige Holter |  |  |  | 16 |  | x |
| George & Karen Powers |  |  |  | 17 |  | x |
| Paul A. & Elizabeth H. Gadoci |  |  |  | 18 |  | x |
| Wm. B. Malthouse |  |  | x | 19 |  | x |
| John A. "Army" & Judith W. Burroughs |  |  | Army | 20 |  | x |
| Ernest H. & Ann T. Jeffrey |  |  |  | 21 |  | x |
| Roger L. & Donna G. Sparks |  |  |  | 22 |  |  |
| Michael R. & Brenda J. Sheridan |  |  |  | 23 |  | x |
| Lewis Douglas & Annie Mason |  |  |  | 24 |  |  |
| Eben G. III & Christine G. Townes |  |  | x | 25 |  | x |
| Thomas H. & Judy A. Nyman |  |  | Tom | 26 |  | x |
| D. Keith Jr. & Christine M. Yarnall |  |  |  | 27 | yes | x |
| Howard A. 3rd & Sharon L. Kernan |  |  |  | 28 |  |  |
| John W. & Carolyn L. McElheney |  |  |  | 29 |  | x |
| Byler, Simon W & Cora TRUSTEES |  |  |  | 30 |  |  |
| J. Dale Delozier & David W. Brandt |  |  |  | 31 |  | x |
| Richard Jr & Evalene Hurst |  |  |  | 32 |  |  |
| Robert A. Jr & Charma Zuber |  |  |  | 33 |  | x |
| Eugene W. Skinner, Jr. |  |  |  | 34 |  |  |
| Eugene W. Skinner, Jr. |  |  |  | 35 |  |  |
| William R. & Lisa E. Nunley |  |  |  | 36 |  |  |
| Donald S. Lloyd |  |  |  | 37 |  |  |
| David M. & Patsy H. Brumit |  |  |  | 38 |  |  |
| Henry R. & Lynda Hense |  |  | Henry | 39 |  |  |
| James C. & Ann Goldthorpe |  |  |  | 40 |  |  |
| William A. Cooke, Inc. |  |  |  | 41 |  |  |
| Clyde "Pete" Herring |  |  |  | 42 |  |  |
| Robert M. & Helen Thiemann |  |  |  | 43 |  |  |
| William P. & Michele A. Sittinger |  |  |  | 44 |  |  |
| Lennie M. & April C. Daniels |  |  |  | 45 |  | x |
| Bernard R. Jr & Laurel T. Carr |  |  |  | 46 |  | UP |
| OASIS LLC c/o Jason R. Austin |  |  |  | 47 |  |  |
| Steven L. Burdette, Jr. |  |  |  | 48 | Yes | x |
| Kenneth R. & Vicky S. Patton |  |  |  | 49 |  |  |
| Donald P. & Molly T. Seay |  |  |  | 50 |  | x |
| Michael L. & Lentyn Ann Myers |  |  |  | 51 |  |  |
| Willaim F. & Gwendolyn E. Wright |  |  |  | 52 |  |  |
| Howard S. & Mary R. Loudin |  |  |  | 53 |  | UP |
| Eric M. & Karen Peterson |  |  |  | 54 |  | x |
| Thomas & Christine A. Ariemma |  |  |  | 55 |  | x |
| Steven C. & Donna M. Jenkins |  |  | x | 56 |  | x |
| Sandra L. Carrie |  |  |  | 57 | yes | x |
| Albert T. & Nancy M. Southern |  |  |  | 58 |  | UP |

Donna Jenkins, Secretary, read the minutes of the last General Membership Meeting of 06/02/12. The motion was approved to accept the minutes as read.

Copies of the financial reports for 2012 and Target Budget for 2013 were distributed.

Summary of the Treasurer’s Report was given by Tom Nyman, Treasurer.

**2012 BUDGET WRAPUP**

Income $6200.23

Expenses $3963.47

Transfer to Reserve Account $2236.76

**2013 BUDGET SUMMARY to date**

Income $5277.00 (receipts 1 Jan thru 6 Jun 13)

Expenses $877.00 (paid out 1 Jan thru 6 June 13)

**RESERVE ACCOUNT as of 1 Jan 2013**

Balance $14,737.00

Account Target per Reserve Plan $14,926.00 (Note: the end of 2013 year target amount of $17,163.00 was reported instead of the proper amount of $14,737.00 for the beginning of 2013 year).

**RESERVE PLAN STATUS**

Per VA Statute, every 5 years the Reserve Plan must be redone and a new Reserve Study completed. A new Reserve Study is currently in progress. Tom briefly informed members what the reserve plan is and why we have it. He explained that it was a state mandated plan and insures that lot owners in the future will not be hit with large special assessments to repair or replace community owned items.

Gary Schatz updated us on the installation of the dry fire hydrant in the common area. At this time, the county does not have the funds to go forward with this plan.

**NEW BUSINESS**

At this time, a guest speaker was introduced who is running for a supervisors’ seat in the County of Louisa. Wayne Jones, her campaign chairman, and current Vice President of Windwood Coves HOA (former President of Blue Water Estates, introduced Stephanie Korne, the current President of Windwood Coves HOA. She briefly explained that she would work for the good of the lake residents as she is one herself, and answered some questions from the audience.

After she spoke, our meeting was resumed. The only other planned voting item was for the election of four Board Members. Three of the Board Members whose terms were up agreed to serve again. There was discussion of Henry Hense joining the board, but he was not eligible since he has not yet turned over his deeded interests in the common area to the Association (not a Deed-Transfer owner). Another motion was put to the floor by Chris Townes, a nomination of Eben Townes to join the Board. This was seconded by Donna Jenkins.

Tom Nyman then closed the motion to nominate anyone else and Chris Townes seconded the motion. Tom Nyman then moved to elect all four members by acclamation in order to avoid a written ballot process and count, Donna Jenkins seconded the motion. A call for vote resulted in unanimous approval of the four candidates. Bill directed the Secretary to cast a unanimous ballot for each candidate and declared the election complete. Welcome to the Board Eben Townes and welcome back returning members.

Chris Townes wanted the Board to e-mail the minutes to all the lot owners. The Board will check on the status of how many e-mail addresses we have on file and discuss this further at a future COLA Board meeting.

Gary Schatz complained that the street signs and stop signs in our community were all crooked. It was determined that VDOT is responsible for correcting this problem.

It was brought up that the recent storms had brought down several large trees and left several large trees just hanging on for the next storm. It was agreed upon that the Board shall send a letter to any lot owner, that we have received a complaint about, that such trees are on their lot. We then would have record that they had been notified in case an accident does occur. This motion was presented by Tom Nyman and seconded by Donna Jenkins. It passed unanimously.

Gary Schatz recommended to the Board that they look at the lottery system for the rental of boat slips. He doesn’t feel it fair to some homeowner who has been renting the same slip for years to be told, due to the demand; they lost their slip in a lottery system. He feels they should be Grand-fathered in and the lottery only contain the new requests. Tom Nyman does not agree with this. This issue was set aside and will be addressed at a future COLA Board Meeting.

Discussion was held about the chance of fireworks being held by Tim’s Seafood Restaurant, using the Harris Farm, across from our development. Bill Malthouse agreed to further investigate this issue.

Discussion was also held about the Wake Board Store having a yearly contest in front of our development. Tom Nyman suggested that under the current law, they would be held responsible for any damage done to our docks or boats. He stated that if they were reminded of this, then perhaps they would choose another location. It was not determined if anyone from our Board would be contacting them.

The next COLA Board Meeting was tentatively scheduled for June 30, 2013 at 10:00 AM at 399 Mountain View.

No further business was discussed. Upon motion for adjournment, and a second, the 2013 Annual Membership Meeting of the Countryside on Lake Anna Association, Inc., was announced as adjourned at

3:00 PM. COLA provided a burgers and hot dog picnic with pot-luck contributions from residents thereafter.

Minutes of the Countryside on Lake Anna Association, Inc., General Membership Meeting,

Respectfully,

Donna Jenkins, Temporary COLA Secretary