

Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
March 15, 2012

Directors present: Mr. Mark Williams, Ms. Karen Ross, Ms. Tina Smith, Mr. Charles Webber, and Mr. Michael Yearsley. Mr. Kevin Wheeler from Landmarc was present. There were five homeowners present.

1. Call to order and Introductions

Board meeting called to order at 7:01 pm by Mr. Williams, President.

2. Approval of Agenda

- No additions

Ms. Ross made a motion to accept these additions. The motion was seconded by Ms. Smith and approved.

3. Resident Forum

- Mr. and Mrs. Billings- Violation for mailbox appearance
 - Mr. Billings does not believe the board has the authority to require him to straighten his mailbox.
 - Mr. Williams asked Mr. Billings to request a hearing to address his grievance.
 - Mr. and Mrs. Billings request a hearing at the 19 April meeting.
- Resident concerned with conditions of properties around her
 - Resident wonders what the board is doing to fix problems
 - Ms. Smith explained that some of the reports from the previous management company weren't resolved and the process had to be restarted
- Resident asked for a HOA binder but didn't get one
 - Mr. Wheeler sent it but will double check.

4. Approval of Meeting Minutes

Ms. Smith made a motion to accept the minutes from the March 1st 2012 meeting of the board. The motion was seconded by Ms. Ross and approved.

5. Officers Reports

- At large Ms. Ross
 - Checked with County regarding street sign posts. County will do drive-through and fix.

6. Committee Report

ACC Report:

Application for fence and retaining wall received and approved.

7. Manager Report

Mr. Wheeler:

- Has been canvassing the neighborhood for violations
- 103 letters have been sent regarding leaning mailboxes
- Several second notices sent with no action. May need to schedule hearings.
- County paperwork for land-sale is ready.
- Looked into street light for Hickory Hill Tot-lot. It would be \$3000

Mr. Wheeler will:

- Get prices for a dumpster

8. New Business

- Soccer Field/Tot Lot
 - Runoff is causing problems
 - Water is leaching from bottom of embankment
 - Back9 recommended enhancing the channel down the hill to direct runoff to creek. Recommended French-drain to drain the leaching water and installing drains in the tot-lot. Back9 is also looking into grading the parking lot to direct the water to the channel, waiting on price quote
- Communications Committee Charter
 - There should be a review process prior to public release of information
 - Copyrighted material posted must be approved
 - Verbiage will be added and charter will be ratified at next meeting
- Social Committee Charter
 - Mr. Williams asked that the same verbiage be added to require any committee decisions to be ratified by the BOD
 - Verbiage will be added and committee will be ratified next meeting
- Reword initial violation letter to be less confrontational
 - The idea of sending a newsletter out to cover common items that get violations

9. Old Business

- County Agreement
 - Dates need to change.

Mr. Webber made motion to sign county land-sale agreement. Motion was seconded by Ms. Ross and approved.

10. Executive Session

At 7:32 pm, Mr. Williams made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Smith and approved.

At 7:52 pm, Mr. Williams made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Smith and approved.

11. Adjourn

At 8:03 pm Mr. Yearsley made a motion to adjourn. The motion was seconded by Ms. Smith and approved.

Approved: _____