

Peacock Hill Community Association  
Board of Directors Meeting  
Thursday, March 20, 2014  
205 Peacock Dr. The Koenig Residence

**Board Members Present:** Tom Leonard, Jan Dutton, Greg Lohr, Laura Schundler, Jacqui Koenig, Maureen Minor  
**Board Members Absent:** Susan Klug, Ryan MacDonald, Charlie Molhoek  
**Real Property Agent Present:** Lacy Wilbur, Ben Wilson

Minutes

- 1) Call to Order & Introduction
  - a. The meeting was called to order at 7:04pm.
- 2) Declaration of Quorum
  - a. With six (6) of nine (9) board members present, quorum to conduct business was met.
- 3) Approval of February 2014 Minutes – There were some changes to the minutes in regards to who was in attendance. Mrs. Koenig made the motion to approve the minutes with these changes. Mr. Leonard seconded the motion and with no further discussion, the motion passed by all those in attendance. January 2014 minutes will be approved at the next meeting.
- 4) Before the Manager's Report, Mr. Leonard called for volunteers from the Board to serve as secretary as the current secretary is not usually available for the meetings. Mrs. Koenig volunteered and all members present approved unanimously.
- 5) Manager's Report
  - a. Grounds & Maintenance
    - i. Road Re-Pavement Project – 2015
      1. Letters were sent this week to the owners of Shady Lane and Peacock Drive informing them of the April 2015 plans for paving and the associated assessments. There has been minimal response from the community to the manager. One owner on Shady Lane is concerned with some trees that may be too close to the road and causing damage to the road. The manager is researching the history of the issue and a possible resolution.
      2. Frank Pohl (Civil Engineer) visited on Friday, March 13, 2014 to assess the roads and any storm water runoff issues. The manager gave Frank's report and a plan was made to develop Frank's report into an RFP and have the repairs sent out to bid. Shady Lane was missed, but Frank will be making another trip to complete that inspection.
      3. Quotes were reviewed for some fixes for Peacock Drive and Gooseneck Lane, however, it was decided to roll those fixes into the RFP for the rest of the community as it would most likely be more economical.
      4. The Board also requested the managers reach out to VDOT to see if there is a timeline for the state maintained roads to be repaved.
    - ii. Dam Certification & Maintenance Update
      1. The manager is still waiting on the paperwork and signatures from the appropriate engineers to be returned. Again, no deadlines have been missed.
      2. The manager still has not heard back from F&R on whether the RFP was acceptable to send to contractors. The manager sent it to an excavation contractor as well as BanderSmith to make sure it is ok. Once they agree that the RFP makes sense and is complete, it will be sent to the Board for approval before being sent to contractors.
      3. The manager has a list of 3-4 contractors to send it to and hopes to have 5 solid leads to receive bids from.
      4. In regards to the standpipe – BanderSmith completed the inspection on February 28, 2014 and the full report was made available to all the members present and will be available to everyone by request and posted on the website.
      5. The primary spillway is in good shape despite its age. There are some signs of deterioration and the engineer recommends annual inspections until a slip-line repair can be made.

6. The slip-line repair should be on our radar for budgeting purposes and planning should start now for the next 5 years. The estimated cost to complete the slip-line is \$100,000. The Board asked the manager to start working on numbers and be prepared to propose a plan for the budget starting in July.
- iii. Lake Management Report
    1. The next visit for the lake will be in the second quarter of 2014 – towards the end of May. Mr. Leonard made mention of the formation of some algae and asked the manager to keep an eye on it.
    2. The manager has gotten mass emails from a company that specializes in storm water management, and some emails have been specific to silt ponds. The manager invited them to inspect our silt pond as long as there was no cost to the association. There assessment was that the pond does need to be dredged, but it is not pressing at the moment. Immediately the brush on the upstream side should be addressed.
    3. The dredging is something that can be worked into the RFP for the dam work and the manager plans on adding that as a separate line item.
    4. The biggest expense could be dumping the dredged material. By leaving the dredged material on PHCA property we may avoid being subject to EPA regulations. The manager discussed several options in that regard.
  - iv. Landscaping Contract – Country Touch Landscaping
    1. Five bids were received and the manger reviewed the pricing.
      - a. Angus Arrington - \$775/mow (27 cuts/season) \$40/man/hour for extra work
      - b. Piedmont Landscape and Irrigation - \$750/mow (15 cuts/year) \$35/man/hour for extra work
      - c. Tim Sanford - \$550/mow (15 cuts/year) \$50/man/hour for extra work
      - d. Daniel Lenherr - \$715/mow \$30/man/hour for extra work
      - e. Matt Lehigh \$395/mow \$35/man/hour for extra work
    2. Nancy Morris (Country Touch Landscaping) was offered the opportunity to bid and informed the manager that she was not interested.
    3. Mr. Lohr made the motion that the Board select Matt Lehigh (Matt’s Lawn Care) to take over the landscaping contract for the community. Mrs. Minor seconded the motion. There was discussion concerning his abilities and it was agreed that the contract would be terminated/revisited if it appeared that he was unable to perform. The Board asked the manager to relay to Mr. Lehigh that he had a lot to prove and that there would be high expectations and many eyes watching him. After the discussion, the motion was approved by all those in attendance.
  - v. Trash and Dumpster area
    1. Since the last meeting, there has only been one microwave left outside of the dumpsters. The manager had it taken care of immediately.
    2. There was discussion on having Virginia Asphalt Services fix the pothole in the dumpster area. There is concern that with asphalt it would continue to crumble under the extreme weight of the trash trucks. There was also discussion of pulling a core sample to see how deep the asphalt actually is compare to what it should be.
    3. The Board would like for VAS to fix this pothole along with the end of Gooseneck prior to bidding.
- b. Resident Concerns –
    - i. There was discussion on the winter storms, as a whole, and the snow removal efforts. The last storm went fairly well considering a few small snafus. The manager thanked Daniel Lenherr for, once again, coming to the rescue. It is very clear that he has the equipment, experience and ability to plow all of the roads within Peacock Hill. The management team would like to have Daniel as our go-to guy for snow removal. Angus and his crew have also done a great job. VAS had a skid-steer break down at the intersection of Gilliams Mountain Road and Gilliams Mountain Lane. There was only one complaint and that was from the spot where their skid-steer

leaked diesel on the road. Pre and post road treatments were well received and all of the roads were cleared and safe to travel on by early afternoon on Monday.

- ii. The PHCA newsletter is being mailed with the statements for April
- iii. Mr. Leonard discussed the [www.peacockhill.org](http://www.peacockhill.org) website and brought some broken links to the manager's attention. The Board requested the manager speak to Jeff Mangum to have him fix the faulty links. (Primarily email links and RPI information.)
- iv. There is a docket call on March 27, 2014 to set a hearing date for 285 Turkey Ridge Road. There was discussion concerning the case and questions for the manager to speak to the association's attorney about.
- v. Lot 59 – No update
- vi. Roadside Pruning /clean up – There was nothing new to report. The managers are waiting until everything has grown to define the scope of work. The successful bidder of the landscape contract will be tasked with this job unless otherwise directed by the Board.
- vii. The Beech Tree on Big Oak Road (Behind Mr. Stamp's house) is scheduled to be removed on the 4<sup>th</sup> and 5<sup>th</sup> of April by Sean Flynn and his crew. The wood will be stacked neatly in the common area behind the home and the owner can use the chips for mulch, so it will be piled neatly near the property for future use. Leaving all of this on the property saved money on the completion of the job.
- viii. There is also a tree behind 205 Peacock Drive that is threatening harm to the home and has already done damage to the deck. Also, there are a few trees that are down across the lake trail. These trees will be taken care of at the same time as the Beech Tree. According to the contractor, the tree behind 205 Peacock Drive can be pruned and is still healthy. However, the difference between pruning and taking down was not substantial, the problem will continue over time, and the tree sits on the lots septic field. Therefore, Mrs. Koenig offered to pay the difference between pruning and removing to have it removed. She would pay the contractor separately. The Board agreed.
- ix. The stream that feeds the lake, flowing from Gilliams Mountain Road, was mentioned at the Annual meeting. The Board agreed to acknowledge the concern, and agreed to revisit it. The Board concluded that it is taking its natural path. The manager will communicate with Mr. Stokes and take a look at it. Mrs. Minor suggested a simple bench marking would suffice to monitor it year-to-year or every 5 years for changes in erosion.

6) Financial Report –

- a. The manager discussed the financial statement for the community. The financials are posted to the website on a monthly basis.

7) Capital Assets

- a. Tennis Court – Nothing new to report.
- b. Playground – Nothing new to report
- c. Dam – This was discussed earlier in the meeting

8) Environmental Preservation Board Report –Nothing new to report

9) PHSC Liaison Report – No report.

10) Any other Business

11) Next Board Meeting: Thursday, March 20, 2014 – 7pm, Location TBD.

12) Adjournment

- a. With no further items to be discussed the meeting was adjourned at 10:07PM

Respectfully submitted by Lacy Wilbur, Manager.