

Peacock Hill Community Association  
Board of Directors Meeting  
Thursday, August 21, 2014  
301 Peacock Drive, Leonard Residence

**Board Members Present:** Tom Leonard, Greg Lohr, Paul Dowell, Maureen Minor, Jacqui Koenig, Laura Schundler, Jan Dutton

**Board Members Absent:** Charlie Molhoek, Ryan MacDonald

**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 seven (7) of nine (9) board members present, quorum to conduct business was met.
- 3) Approval of June 2014 Minutes – Mr. Paul Dowell made the motion to approve the minutes. The motion was seconded by Mrs. Maureen Minor and with no further discussion the motion was passed by all those present.
- 4) Manager's Report
  - a. Grounds & Maintenance
    - i. Road Re-Pavement Project – 2015
      1. There were no updates in regards to the plans for the 2015 paving of Peacock Drive and Shady Lane.
      2. The Board requested that the Bids for the road repairs be itemized.
      3. The Board also requested the manager resend the RFP to them and wait one week before sending the RFP to potential contractors to make sure everyone understands and agrees on the scope of work.
    - ii. Dam Certification & Maintenance Update
      1. There was nothing new to report. The manager did confirm that an extension for the work can be obtained.
      2. There was discussion about funding and communication to the community.
    - iii. Lake Management Report
      1. The manager reported that Clarke had recently been out to treat. A few different kinds of Algae were treated and water quality tests were performed. The results of the test were normal. The test results can be found on the peacockhill.org website.
    - iv. Landscaping Contract – Matt's Lawn Care
      1. Matt has been doing a great job. Mowing frequency was increased in June to once per week to better keep up with the growth of the grass.
      2. Matt will be keeping an eye on the sign area and weeding/mulching as needed.
      3. Matt may be hiring someone to help him for next season and as such may want to renegotiate his contract.
    - v. Trash and Dumpster area
      1. Bulk trash has been minimal but still some on occasion.
      2. Time Disposal is waiting on a vendor regarding the bear resistant dumpsters. The Board asked the manager to push them harder.
  - b. Resident Concerns –
    - i. PHCA Newsletter – September 15 is the next due date for the newsletter. There was brief discussion on what to include.
    - ii. PHCA Website – The Board requested that the Manager have the Bear information from Paul posted.
    - iii. 285 Turkey Ridge Road – There was discussion regarding the outcome of the hearing. Mr. Leonard suggested that, after receiving communications from the owner of his intended remedy, the Board offer him suggestions as to what would be approved. All plans and communications would need to be vetted through the Association's attorney beforehand.

- iv. Lot 59 – There has not been any application for construction from the owner, nor have there been any payments made towards his past dues.
  - v. Common Area/Roadside Pruning/clean up – This season’s session has been completed. The manager has only gotten positive feedback and requests for more.
  - vi. Recruitment of Board Members – Term limits were discussed for those remaining on the Board. Ken Meyers was mentioned to replace Tom and Mr. Paul Dowell has volunteered to be President.
  - vii. Lake Use by Non-Peacock Hill Residents – There have been complaints of fishing and trash around the lake due to use by folks who do not live in the community. The Board asked the manager to have a sign indicating use by non-residents is trespassing installed. There was also discussion of involving the police. The Board was split 3-2 with 2 abstaining to request an increased police presence. The manager will reach out to the ACPD to request an increased presence.
  - viii. Dead Trees – There are 2 dead trees around the tennis courts, one at the end of Turkey Ridge Road, and one on Shady lane. The Board agreed to have them all taken down.
  - ix. Trail Map – Jim Mandell has offered to help with the development of a trail map.
  - x. Gilliams Mountain Road/Dry Bridge Road runoff – the manager discussed the history and repeated inquires with VDOT – The Board asked the manager to send the VDOT work request link to them.
  - xi. Illegal Dumping – There was discussion about what could be done for the illegal dumping. The Board requested the Manager to research and get quotes for a surveillance system.
- 5) Financial Report –
- a. The manager discussed the financial statement for the community. The financials are posted to the website on a monthly basis.
    - i. There was discussion on one owner that is behind on dues. Mr. Dowell made the motion that the next step in collections, wage garnishment, be taken. Mrs. Maureen Minor seconded the motion. There was discussion about the process and any other owners behind on dues. Mrs. Koenig abstained from the vote. With 5 of the 7 Board members present voting in favor, the motion passed.
  - b. The first draft of the proposed 2015 budget was discussed
    - i. The Board agreed to make the budget the primary focus of the next meeting to be held in September.
- 6) Capital Assets
- a. Tennis Court – The Board agreed to spend \$200 to have the courts repaired.
  - b. Playground – Nothing new to report
  - c. Dam – This was discussed earlier in the meeting
- 7) Environmental Preservation Board Report – No report
- 8) PHSC Liaison Report – Well #7 is back online after at least a year. The PHSC Board is also revising documents and planning for long range repairs.
- 9) Any other Business
- a. Mrs. Koenig requested that discussion of obtaining a new lawyer for PHCA be added to the next meeting agenda.
- 10) Next Board Meeting: Thursday, September 18, 2014 – 7pm, Mr. Leonard offered to host at his home on Peacock Drive.
- 11) Adjournment
- a. With no further items to be discussed the meeting was adjourned.

Respectfully submitted by Lacy Wilbur, Manager.