

Peacock Hill Community Association
Board of Directors Meeting
Thursday, September 18, 2014
301 Peacock Drive, Leonard Residence

Board Members Present: Tom Leonard, Greg Lohr, Jacqui Koenig, Laura Schundler, Jan Dutton

Board Members Absent: Charlie Molhoek, Ryan MacDonald, Paul Dowell, Maureen Minor

Real Property Agent Present: Lacy Wilbur, Ben Wilson

Minutes

- 1) Call to Order & Introduction
 - a. The meeting was called to order at 7:08pm.
- 2) Declaration of Quorum
 - a. With five (5) of nine (9) board members present, quorum to conduct business was met.
- 3) Approval of August 2014 Minutes – Mr. Jan Dutton made the motion to approve the minutes. The motion was seconded by Mrs. Jacqui Koenig and with no further discussion the motion was passed by all those present.
- 4) 2015 Proposed Budget Presentation and Discussion
 - a. Mr. Ben Wilson from Real Property gave a brief explanation of 2014 year to date numbers and presented the proposed 2015 budget. The total proposed increase in assessments was 6.5%. Suggestions were made to reallocate \$1,500 from the landscaping budget; \$1,400 to go to snow removal and \$100 to go to social activities.
 - b. Mrs. Jacqui Koenig made the motion to adopt the 2015 budget with the changes discussed. Mr. Jan Dutton seconded the motion and with no further discussion, the motion was passed by all those present.
- 5) Manager's Report
 - a. Grounds & Maintenance
 - i. Road Re-Pavement Project – 2015
 1. Frank Pohl has been invited and will be attending the October Board of Directors Meeting.
 - ii. Dam Certification & Maintenance Update
 1. The RFP was sent to another contractor that was recommended by Sean Flynn. The manager will be meeting with him on site to go over the plans.
 - iii. Lake Management Report
 1. Nothing new to report.
 - iv. Landscaping Contract – Matt's Lawn Care
 1. Matt has been doing a great job.
 2. Miscellaneous work has slowed down.
 - v. Trash and Dumpster area
 1. More bulk trash was picked up last week.
 2. The new dumpsters have been delivered. There have been no complaints.
 - b. Resident Concerns –
 - i. PHCA Newsletter – To be mailed with October billing.
 - ii. PHCA Website – No new report. The Board reminded the Manager to have the Bear information from Paul posted.
 - iii. 285 Turkey Ridge Road – There was an update on the communications to and from the owner. A response to his last communication to the Board President was discussed.
 - iv. Lot 59 – Nothing new to report
 - v. Common Area/Roadside Pruning/clean up – Nothing new – discussion of where to focus for next year has been tabled.
 - vi. Recruitment of Board Members – Nothing New
 - vii. Lake Use by Non-Peacock Hill Residents – The Board reminded the manager to have a draft sign made up.
 - viii. Dead Trees – There is a dead tree behind the town homes on Turkey Ridge Lane. The manager reported \$1,800 for Sean Flynn to take it down. The Board asked him to get more quotes.

- ix. Trail Map – Nothing New
 - x. Gilliams Mountain Road/Dry Bridge Road runoff –Nothing new
 - xi. Illegal Dumping – This discussion has been tabled.
- 6) Financial Report –
- i. Discussed with the 2015 budget discussion. All financials are posted to the community’s website on Real Property’s website monthly.
- 7) Capital Assets
- a. Tennis Court – The manager will follow up with Central Virginia Tennis to find out when repairs will be made.
 - b. Playground – Nothing new to report
 - c. Dam – This was discussed earlier in the meeting
- 8) Environmental Preservation Board Report – No report
- 9) PHSC Liaison Report – No report.
- 10) Any other Business
- a. Mrs. Koenig will email a young lady in the community about organizing the Halloween Party and Parade.
 - b. The Annual Meeting is confirmed for the 13th of November.
 - c. Reminder that Ken Meyers is ‘a go’ to serve on the Board.
- 11) Next Board Meeting: Thursday, October 16, 2014 – 7pm, The location is TBD.
- 12) Adjournment
- a. With no further items to be discussed the meeting was adjourned at 9:11PM.

Respectfully submitted by Lacy Wilbur, Manager.