

WTWHA Board Meeting Minutes
July 12, 2022

1. Call to order. Jamie, Acting President, called the meeting to order via Zoom Videoconference at 8:02 P.M.
2. Roll call: A quorum was present with the following in attendance:
 - a. Jamie Page Deaton, Acting President
 - b. Ron Burr, Treasurer
 - c. Chad Lesch, At-Large
 - d. Andy Pike, Newly Elected Board Member
 - e. Nancy Hopkins and David Beaudreau attended as representatives from the Maintenance Committee
3. June minutes
 - a. Ron moved to approve the June minutes.
 - b. Chad's proposed amendments to the draft of the minutes were accepted.
 - c. Chad then seconded the motion to approve the minutes.
 - d. Minutes were unanimously approved.
4. New board roles: The Board unanimously approved the assignment of Members of the Board to following positions:
 - a. Jamie Page Deaton, President
 - b. Ron Burr, Treasurer
 - c. Chad Lesch, At-Large
 - d. Andy Pike, Secretary
5. Treasurer's Report
 - a. May Financial Report: Revenue and expenses to date are either at or close to budgeted amounts, except for legal expenses which are above budgeted amounts. Account balances available to fund operating expenses totaled \$58,000.
 - b. The Board discussed the required expenditures of funds received from VDOT. The VDOT reserve totals \$144,000 (of which \$52,000 is allocated to satisfy a potential tax liability arising from the receipt of these funds). To avoid the tax liability, these funds must be, in general, expended within two years of receipt from VDOT. After discussion of alternatives, Ron moved, and Andy seconded, a motion providing that:
 - 1) The VDOT funds will be used to fund capital expenditures, including some of the items identified in the reserve study;
 - 2) David, Nancy and the Maintenance committee will prioritize the needs identified in the reserve study and report back to the Board;
 - 3) Consideration will be given to provide funds to landscape and remediate property directly affected by the route 7 construction. The

accountants will be asked to determine whether the IRS will permit these types of expenditures without tax penalty even if the expenditures are made more than two years after receipt of the VDOT funds; and

4) Goldklang will be informed of these plans.

This motion was approved unanimously.

c. Drafting has begun on the 2023 budget and annual assessment level.

6. Old Business

a. The Board is working with Reese Broome to collect unpaid fines imposed due to the unauthorized removal of trees.

7. New Business

a. Discussion of ACC governance matters was postponed to the next Board meeting.

b. Heather Lomelin was proposed as a new member of the Den ACC. Jamie moved the nomination and Ron seconded. It was approved unanimously.

c. A question was raised concerning the ownership of a property by an investment company for rental use. Consideration of this matter was deferred until the August meeting.

d. A tree has fallen close to border of WTW, Ashton Grove and Carrington and it is unclear on which subdivision the tree was located (and which subdivision may be liable for damages resulting from the fall).

1) Jamie made a motion was made to authorize a survey to see whose property on which the tree was located and to spend up \$500 for the survey. Chad seconded the motion and it was approved unanimously.

e. Drainage issues

1) Issue one: Nancy (maintenance committee) discussed a water runoff problem near Route 7.

2) Issue two: David (maintenance committee) discussed a drainage problem near the tennis court.

a) The maintenance committee received several proposals to treat this issue.

b) The maintenance committee will coordinate its consideration of this matter with the tennis court committee, which is evaluating whether, and how, to resurface the court. The committees will report to the Board when bids and its recommendations are complete.

f. Deer Hunting and Retrieval

1) One homeowner allows a hunter to hunt deer from the homeowner's property. Last year, this homeowner sought approval to retrieve any deer that had been hunted. Subject to conditions specified by the Board, the Board approved this request for one year. The hunter has requested a renewal of this approval. The Board unanimously approved this request.

- 2) A non-homeowner hunter reached out to the Board to express interest in hunting on WTWHA land. The Board will keep this communication on file. Jamie will circulate permissions and rules used for deer retrieval and the board will consider allowing hunting at the August meeting.
 - g. Identifying a potential replacement for Board member Brandi Lowell
 - 1) Brandi Lowell has resigned from the Board and she identified two possible replacements.
 - 2) The Board decided to postpone this matter to its next meeting. Any Board member may submit the name of any homeowner who wishes to serve on the Board. The Board will select a replacement from these homeowners.
 - h. Increasing Fidelity Insurance Coverage
 - 1) Sentry Management informed the Board that the HOA's fidelity insurance coverage was inadequate, given the level of its reserve funds.
 - 2) Jamie will discuss this matter with the HOA's insurance agent and find out how much the additional coverage will cost
 - i. Dominion needs access to a meter
 - 1) Sentry Management also informed the Board that Dominion Energy needs to access an unidentified meter. Jamie will call to find out what this request relates to.
 - j. Website volunteer. The Board will seek a volunteer to post meeting notices and Board minutes to the HOA's website. Brandi Lowell will do this for next 2 months
8. Executive Session
 - a. Jamie made motion to go into Executive Session. Ron seconded. The motion passed unanimously.
 - b. Jamie made motion to adjourn Executive Session and reconvene in open session. Ron seconded. Motion was adopted unanimously.
 - c. the Board agreed to send a response to the homeowner in connection with the matter discussed in executive session.
9. Upcoming Board meetings
 - a. August 9 at 8:00 pm
 - b. September 13 at 8:00 pm
10. Jamie made a motion to Adjourn. This was seconded and approved unanimously at 9:58.