

Kinloch Property Owners' Association

C/O Associa Community Group

**Location/Time/Date:** Community Group office – 4:00 PM on 10/26/2022

**Board Members Present:** Bill Derusha, Gary Clower by phone, John Banu, David Owen and Jennifer Berdell. Also, in attendance is Coleen Hillen from Community Group specializing in budgetary departments and Gabe Crouch who kept the minutes.

**Homeowners Attended:** 3 residents

1. **Call to Order:** Bill called the meeting to order at 4:01 PM
2. **Member Voice-** Member voice was moved up to accommodate 3 residents. Discussion from residents pertained to issues with alterations to 412 Wellfield and what can be done about the violations. Bill and David discussed the matter in detail from the beginning which started months ago with contacting and having a zoom meeting with homeowner. David explained that these types of issues are a process. Formal violation letters have been sent from Community Group. An attorney has been reviewing possible options and will help guide the association on what is done in the future pertaining to the violations.
3. **Previous Meeting Minutes (1/26/22)-** David made a motion to approve the meeting minutes as presented. John seconded the motion, all approved.
4. **Financial Reviews:**
  - a. David briefly discussed the 3rd quarter financials & how each general ledger item is broken down. A more detailed discussion was provided by David for the 2023 Budget and the different departments for each section of the community. David discussed the different services for each section of Kinloch and provided a list of services provided by KPOA pertaining to each section. Section 9 and 10 will have specific reserves moving forward. Section 9 has 29 lots with 21 being owned by someone other than the Declarant. Section 9 will have separate mgmt. fees and reserves for the road. Section 10, sub-association dissolved. 33 lots are now included in the KPOA. Section 2 will have an increase over the 2022 amount due to special services and now a separate mgmt. fee for section 2.

- b. Bill made a motion to approve the 3rd quarter financials, John 2<sup>nd</sup> the motion, all approved. Board approved keeping the basic assessment for all owners at \$635.00 per year.

5. **Unfinished Business:**

- a. **Virginia Green Grass Improvement Program/Mulch Long Pond:** The Virginia Green proposal was briefly reviewed and Gary will be discussing additional options with them for 2023.
- b. **Lake Driveway:** Has been completed.
- c. **Speeding:** The Sherriff office has been monitoring speeding in the neighborhood. Remains a very low priority due to low volume of traffic. Board is looking to consider digital speed signs on parts of the road that would not be a nuisance to any neighbors homes. The Board will also consider more speed limit signs, however the roads are VDOT controlled and will need authorization to do so.
- d. **Long term plans for Medians:** Much like Long Pond, need irrigation to solve the issue. Further discussions and solutions will be researched

6. **New Business**

- a. **Common area tree removal policy:** tree policy was discussed; dead trees will be cut down in the common areas and left to rot. If a tree falls on a resident's property from the common area, it will be cleaned up and put in the common area.
  - b. **2023 meeting dates :**
    - i. 2023 meeting dates as followed: January 25, 2023 4pm @ Community Group, April 5, 2023 Annual Meeting at 6pm @ Hermitage CC. July 26, 2023 4 pm @ Community Group, October 25, 2023 4pm @ Community Group.
7. Bill motioned to adjourn the meeting. John seconded the motion, and the motion carried unanimously. The meeting adjourned at 6:10 PM.