

**Annual Meeting Memo Minutes**  
**Kinloch Property Owner's Association**  
**Hermitage Country Club - October 29, 2019**

Bill Derusha called the meeting to order at 5:34 p.m.

Bill established quorum had been met as confirmed by Gabe with 104 of 329 (48 in person and 56 by proxy) homeowners were present.

Gary Clower, Developer Representative, Bill Derusha, Board President, and D.B Smit, Board Secretary and Treasurer were present. Gabe Crouch represented Associa Community Group. Minutes were taken by Taylor Brewer. Handouts for the meeting included the agenda, the 2018 Annual Meeting Minutes, 3<sup>rd</sup> quarter balance sheet report, 3<sup>rd</sup> quarter income statement report, and the 2020 budget.

Gabe read the proof of notice and confirmed that notices were mailed on October 14, 2019 in accordance with the 14-day minimum notice requirement of the Property Owners' Association Act.

Approval of the 2018 Annual Meeting minutes was motioned to approve, and it was seconded to be unanimously approved.

Gary Clower appointed Bill Derusha and D. B Smit to another term on the Board. Additionally, Gary introduced John Banu as a new member on the Board to fill Ken Newell's vacancy.

The 2020 approved budget was presented and highlighted no assessment increase to homeowners. It was also highlighted the increase in expenditures for Section 9 as it continues to develop.

A motion was made to pass IRS Resolution 70-604. The motion was seconded, and unanimously approved by the membership.

Bill discussed highlights from 2019 projects to include the below.

1. The cobblestone extension project completion.
2. The landscape issue on Long Pond Road remains an ongoing issue. The Board has approved a contract with VA Green for 1.5 years for the first phase
3. The Board continues to address the entrance at Long Pond and Tuckahoe Creek Parkway for a more dramatic look to match the aesthetics of the other entrance.
4. The homes in Section 10 will be screened, but the shrubbery that will be installed may take years to mature. The plantings will be installed in the upcoming fall months.

5. In the event of a snow storm, Section 9 will be the only section to receive snow removal as these are private roads. All other sections are handled by VDOT.
6. The Board is working with the Army Corps of Engineers to resolve the issue with the lake at the boat launch.
7. The Board is placing pressure on VDOT for another study on Hockett Road.

Meeting was open to the homeowners in attendance and a variety of subject matters were discussed and issues answered by the Board and management

Meeting adjourned at 6:37 p.m.