

Kinloch Property Owners Association, Inc.
C/O Community Group

Location/Time: Community Group Office – 4:30 PM

Board Members present are: Bill Derusha, Gary Clower, D.B. Smit, John Banu.

Gabe Crouch with Community Group

Homeowners Attended: None

1. **Call to Order** – Bill called the meeting to order at 4:30 pm.
2. **Previous meeting minutes (September 11,2019)** were discussed and approved. Motion to Approve minutes- Bill, 2nd by D.B., all approved. Gabe to have minutes placed on Town Sq. and provided to Grace to place on the Kinloch website
3. **Financial Reviews:**
 - a. Budget- On target. No major changes to take place thru year end 2019. The budget should increase based on the # of homes being built between 2020-2021 and income will flatten.
 - b. Retained Earnings – 3rd qtr. Financials were reviewed Gabe will place any surplus into reserves at first meeting in 2020.
 - c. BOD reminded that the Balance Sheet at year end 2019 will have 2020 payments from residents who have paid their dues early.
4. **Unfinished Business:**
 - a. Gary stated that Section 10 each lot adjacent to Tuckahoe Creek Pkwy will have one tree planted in the rear yard. Wax Myrtles will be provided by Boone Homes most likely in January. Tree fell in the wetlands causing an eye sore. Gary hopes that the tree can be cleared by hand since no equipment is allowed in the wetlands. Additional screening may be needed in Section 10, will need to wait until Spring to determine. The 3 gas lines that are running through Section 10 limits where screening trees can be planted. Also, Lot 16 at the western most entrance has a VDOT sight distance easement that limits landscape screening per VDOT.
 - b. Entrance Lighting Long Pond Rd/Tuckahoe Creek Pkwy. \$10,000.00 allocated for entrance enhancements to include improving LED wattage for up lighting, plants. Remove marked plants add box woods.
 - c. Discussion around next step for the association when the time comes for the Declarant to turn over the community to the Association. How should the sub-association be brought into meetings to discuss the transition; how should ARB reviews be handled in the future. Gary mentioned that Kinloch Development Corporation is considering retaining hourly a Landscape architect to start performing existing home landscape to assist Gary for ARB reviews.
5. **New Business:**
 - a. Tim Willox has been paid \$200.00 for 2019 for the watering of the common area.
 - b. Lake Project- Silt build up and erosion issues continue to be problematic. Gary submitted a proposal from Harbour Dredge & Dock which included engineering, permitting, dredging

and hauling of spoils and spread on the existing Columbia Gas line easement in Section 10. Spoil location will need approval by Columbia Gas. Property Owners Association could be \$60,000.00 Board seeking alternate bids and less expensive ways to compare to the current proposal in hand. Even if a contract was signed today, the dredging work could not be performed until August when the lake would be potentially at its lowest point from the Golf course irrigated

6. Next Meeting- February 19, 2019 @ 4:30 pm.

7. Meeting adjourned at 5:42 pm

Respectfully submitted

Gabe Crouch

Recording Secretary