

Kinloch Property Owners' Association

C/o Associa Community Group

**Location/Time/Date:** Community Group office – 4:00 PM on 12/16/20

**Board Members Present:** Bill Derusha, Gary Clower, John Banu – by phone, and D.B Smit. Also, in attendance is Gabe Crouch with Community Group.

**Homeowners Attended:** None

1. **Call to Order:** Bill called the meeting to order at 4:00PM
2. **Previous Meeting Minutes (9/9/2020)-** D.B made a motion to approve the September meeting minutes as presented. Gary seconded the motion, and the motion carries.
3. **Financial Reviews:** There was discussion as to why the Capital One account was now closed. The only major change was money being added to the operating account to pay bills for the community.
4. **Unfinished Business:**
  - a. There was discussion to move the annual meeting from October of each fiscal year to March or April in order to provide more accurate year-end numbers. D.B made a motion to have the 2021 Annual meeting in April. Gary seconded the motion, and the motion carries. The annual meeting will be April 22, 2021 at 5:30 PM.
  - b. **Lake Dredging:** As of today this is complete. Clean-up is underway. The area will need to be seeded and straw will be placed down. Any landscaping that will need to occur will be done in the spring.
  - c. **Entrance to Long Pond:** The lighting is complete. The Board budgeted \$7,000 and only spent \$2,700. Six (6) floodlights were installed, and the Board will wait for the leaves to come back to determine if this is adequate lighting.
  - d. There is still no update on when the Declarant will remove themselves.
5. **New Business**
  - a. The next meetings will be 1/19/21 and 10/21/21 at 4:30 PM. The dates were changed to help with quarterly financial reports being made available to homeowners.
  - b. **Waltman Stream Erosion:** Originally the erosion started on the HOA's property when the sewer line on Tuckahoe Creek Parkway was installed. D.B Smit made a

motion to assume half of the cost to remedy the erosion issue. John seconded the motion, and the motion carries.

- c. **ARB:** There is a change to the documents in which the Board did not facilitate. Gary presented Section 3.6.11 that was revised on 11/1/2020. Section 1.9 was revised to state no political signs allowed prior to 30 days of the election and no more than 1 day after the election.
- d. **Long Pond Road:** VA Green was hired to help revive the grounds. Mulch was suggested to be installed here. This project is scheduled for February 2021.

6. The meeting adjourned at 5:31 PM.