

Kinloch Property Owners' Association

C/O Associa Community Group

Location/Time/Date: Community Group office – 4:00 PM on 7/27/2022

Board Members Present: Bill Derusha, Gary Clower, John Banu, David Owen and Jennifer Berdell. Also, in attendance is Gabe Crouch with Community Group who kept the minutes.

Homeowners Attended: None

1. **Call to Order:** Bill called the meeting to order at 4:02 PM
2. **Previous Meeting Minutes (1/26/22)-** David made a motion to approve the meeting minutes as presented. Gary seconded the motion, all approved.
3. **Financial Reviews:**
 - a. David discussed the 2nd quarter financials & how each general ledger item is broken down. The Declarant must step aside by the end of 2028 if not before, and have the association manage everything within 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. David advised that he would work with Gabe on cleaning up some of the general ledger accounts to better consolidate how the financials appear in the 2023 budget. David also mentioned the need to have a separate reserve account for section 9's road since it is gated and private.
 - b. Bill made a motion to approve the 2nd quarter financials, John 2nd the motion, all approved.
4. **Unfinished Business:**
 - a. **Virginia Green Grass Improvement Program/Mulch Long Pond:** Gary advised that Bill and he met with Gil from VA Green earlier in the day to address 3 areas along Long Pond road that are not improving, quality of the soil is poor plus the shading of the trees and absorption of water by the trees make it very difficult to grow grass in those areas. The recommendation from Virginia Green is to either trim trees back would create to easy of a view to the back of the houses and mulch to drip line to improve the look would be a yearly cost. Installation of irrigation and or a well would be very expensive. \$49,000.00 for the sprinkler system, \$17-20 Thousand for

a well. Planting a row of wax myrtles or similar plants was discussed to hide the areas that do not look very attractive.

- b. **Lake Driveway:** Has been completed.
- c. **Uplighting at Longpond/Tuckahoe Creek Parkway:** Has been completed.
- d. **Speeding:** The Board has met with the Sherriff, very low priority due to low volume of traffic. Main issue appears to be golfers and employees going to the club. Suggestion was made to communicate concerns more often to the club and to meet with the new club manager in hopes that he would communicate to all parties the need to slow down.
- e. **Long term plans for Medians:** Much like Long Pond, need irrigation to solve the issue.
- f. **Additional Discussions:** Stop sign in section 6 starting to rot and needs painting. Trees need to be limbed up to prevent trucks from damaging trees and limbs, hanging dead branch of Red Maple needs to be removed. Gary requested to get proposals and have the work done.

5. **New Business**

- a. **412 Wellfield Violations:** were discussed, a zoom meeting was held with the owner and it appears that the violations will be corrected by the owner within the next 30-60 days. Legal proceedings will be considered if violations are not corrected.
- b. **Section 10:** David met with a group of residents from section 10 who represented the 33 homes in that section. An advisory committee was set up to dissolve the sub-association like section 2 and just be part of the POA. Motion was made by Bill to hire an attorney and amend their Declaration, 2nd by John, all approved. Sign for section 10 was discussed, Boone does not have any plans for signs, Motion was made by David proposing the Master pay for signs and charge additional assessment to the residents of section 10 to reimburse the master. 2nd by Bill, all approved.
- c. **Other:**
 - i. Meredith invoice should be paid by the Declarant, David will meet to discuss and advise.
 - ii. Directory of neighbors was discussed and would be an individual program by section handled by individuals and not the HOA.

- iii. Motion was made by David to provide a year-end unaudited financial report and not quarterly reports sent to the residents, John 2nd the motion, all approved.
6. Bill motioned to adjourn the meeting. John seconded the motion, and the motion carried unanimously. The meeting adjourned at 5:40 PM.