

**LAKE WHIPPOORWILL HOMEOWNERS ASSOCIATION  
2014 ANNUAL MEETING  
MINUTES DECEMBER 2, 2014**

Order of Business

1. Roll Call (proof of quorum)
  - a. Meeting called to order at 7:05 PM
  - b. A quorum was met with 17 homeowners present and 10 proxy forms.
2. Proof of notice of meeting
  - a. Notice letters were delivered to all homeowners on November 2, 2014.
  - b. An email was sent on November 30, 2014 to all available email addresses.
3. Reading of minutes of preceding meeting.
  - a. Minutes from the November 7, 2013 annual meeting were read and approved.
4. Reports of officers
  - a. Peter Geltner discussed the common lots assigned to the HOA, those still assigned to the developer (Lake Whippoorwill LLC) and the Fauquier County Water and Sanitation Authority. Denise Schefer was thanked for providing the research and documentation.
  - b. Brad Eggers discussed the 2014 budget and proposed the 2015 budget.
5. Report of Board of Directors
  - a. General discussion on the website, landscaping and overall condition of the community.
  - b. Peter Geltner stepped down as President after serving in various capacities for two consecutive three year terms.
6. Reports of committees
  - a. Jim Riggs provided information on the collection of past due HOA annual assessments. Only one lot is currently in arrears. Jim Riggs will be looking in to the by-laws to review how late fees are determined and propose a potential increased penalty for late or non-payment of annual assessments.
7. Appointment of inspectors of election (when so required)
  - a. N/A
8. Election of directors (when so required)
  - a. James Tabbert ran unopposed for a position to fill Peter Geltner's vacancy. He was elected by 27 yes votes and 0 opposed.
9. Unfinished business
  - a. The issue of pond aeration was revisited. No action was taken on the pond in 2014 due to the cost of the project exceeding the authorized spending limit of \$10,000.
10. New business
  - a. **Motion 1** – Apply the previously approved \$10,000 in funds toward the dredging/cleanup of the pond basin and aeration. Any funds required in excess of \$10,000 dollars should be presented to the homeowners via email and letter

for a community vote to approve additional expenditures prior to initiating the project.

**Passed 27-0**

- b. **Motion 2** – Scope of the pond project would be:
  - i. Clear tree limbs and debris from the pond feeder streambed;
  - ii. Clear/dredge the pond basin of tree limbs and accumulated silt;
  - iii. Provide electric service to the pond area;
  - iv. Install an approved aerator/fountain;
  - v. Life cycle of remediation and aerator equipment information.

**Passed 27-0**

- c. Motion 3 – 2015 budget approved as entered by the Treasurer.

**Passed 27-0**