

Meeting Minutes - 2013 Lake Whippoorwill Annual Meeting

Meeting was held at the Lutheran Church on Rt. 605 on Nov 7 at 7:30PM.

Meeting was called to order and proof of quorum shown.

Board members were introduced.

Proof of meeting Notice was given/described (mailings to all homes plus the display of the sign at the front of the neighborhood)

Brad gave opening comments and welcome. Covered News and events from the 2013 year.

Questions from the community

1. Is there a discount on the tax for the extra parcel? This is not a building lot and cannot be developed.
2. With the bond release on Rector Farm Rd has the road been turned over to the state?
 - a. Board took action Item to contact the developer Richard Sanders on this matter
 - b. Community asked if Bus and snow removal would resume on the roads. Board advised community members to contact the school transportation group on busses and vdot on snow.

Denise Schefer gave an update on the pond and options that were available. The 3 main options were chemical treatments, installation of an aerator or installation of a fountain. Several estimates have been gathered from various companies for each option.

- 1) Questions from the community to the Board
 - a. Funding – board advised the plan was to fund the installation from Capital Improvement and the running costs of maintenance and electric would be in the budget and funded from annual dues.
 - b. Warranty and annual maintenance costs– this was unknown at the time but Denise was going to get more information on warranties

Discussions digressed to the cleaning of the stream that feeds the pond. It was decided the board would get some quotes to clean up the stream to help prevent further debris from flowing to the pond.

24-Yes and 1-No To decide if we should do something to the pond.

Options that were presented from Denise were each voted on

- 1) Chemical Option – 0-Yes 25-No
- 2) Aerator – 24-Yes, 1-No
- 3) Fountain – 1-Yes, 24-No

Motion was made to approve the installation of an Aerator with conditions. The motion was to be able to install the Aerator, Electric for \$10,000 or less provided the Annual operating costs were estimated to be less than \$500 annually for maintenance and less than \$200 annually for electric in the initial years. The motion was seconded and then taken to vote.

Discussion turned to the feeder stream and landscaping. The board agreed to get quotes to :

- Clean up the feeder stream needed to be cleaned up prior to aerator installation.
- Extend the posts near the lake to block vehicles from parking in the grass

Additionally letters were to be sent to houses backing to the stream prior to work starting

Community member also requested we get a quote from the landscaper to clean the drainage ditch at Mint Springs and Whippoorwill Drive. We also need to verify this is in fact common ground.

Budget

Modifications were made to the proposed budget that increased the expenses by \$850.

- Increase taxes to \$600 from \$200 to match last year's actuals
- Add \$200 to the electric for the aerator
- Add \$250 to maintenance for the aerator (1/2 of the \$500 annual for the first year)

Motion was made to approve the revised budget numbers. Motion was seconded and put to a vote. Passed 24-Yes, 1-No.

Board Elections

With a board member leaving the community asked if anyone was interested in running for the position. Mr Bresson from Mint Springs was nominated. No other members ran against him. Vote was held and Mr Bresson was unanimously elected 25-Yes, 0-No.