

	<b>Date:</b> May 22, 2012
	<b>Time:</b> 7:00 PM (Actual Start 7:03 pm) (Actual End 8:33 pm)
	<b>Location:</b> Purcellville Library

<b>Board Members Present</b>	Scott Bolan - President, Suzanne Larry - Vice President, Shane Walker - At-Large, Charles Miller - Treasurer, Clay Frook - Secretary
<b>Minutes Taker</b>	Clay Frook
<b>Homeowner Attendees:</b>	Carolyn Miller (left the meeting three minutes after it started)

## *Agenda Items*

Topic	Who Submitted	Discussion points	Vote
All board members have volunteered to server another term. No homeowners came forward to become part of the board. Cut-off date for nominees was 3/31/12. Term will be for 2 years for all members ending 5/2014.	Bolan	<ul style="list-style-type: none"> <li>There was discussion regarding whether or not scheduled meeting could stand as the annual meeting. The board voted on the validity and the annual meeting was held (See the first listed vote result to the left).</li> <li>Clay Frook announced that he would resign from his position as Secretary. This was acknowledged by the board.</li> <li>Elections - Per the February meeting minutes any interested homeowners were to announce their intention to seek a position on the board by March 31st 2012. No notices were provided to the Secretary in writing or otherwise, as such a nominating committee was required. Further, the remaining board members were elected to retain their current positions (See the second vote result to the left).</li> <li>President - Scott Bolan, Vice President - Suzanne Larry, At-Large Member - Shane Walker, Treasurer - Charles Miller, Secretary - Vacant</li> </ul>	5-0 4-0-1

HOA Budget.	Miller	<ul style="list-style-type: none"> <li>The budget was not reviewed in detail, it was noted that the Board continues to carry a positive balance.</li> <li>It was noted that all HOA dues had been paid to date.</li> <li>Scott Bolan to deliver next HOA deliver to Clay for mailing.</li> <li>Charles Miller noted that the HOA landscaper has been purchased by another landscape company, however, this does not impact the current contract and/or service fees.</li> </ul>	
ACC/Management Company.	Bolan	<p>Where do we stand? What are the next steps? Do we have the funds and how does everyone feel about it?</p> <ul style="list-style-type: none"> <li>It was noted that one last non-compliance letter would be sent out to the non-compliant homeowners only. This letter is to be provided to Clay for mailing.</li> <li>Homeowners will have until June 30th, 2012 to turn in any outstanding ACC applications.</li> <li>Scott will sign execute contract with management company on July 2nd, 2012.</li> <li>Clay is to be provide the current email list to Scott for email notices.</li> <li>A letter from the BOD will be sent out to all non-compliant homeowners requesting all ACC applications be completed by June 30th. If not, a management company will be hired on July 1st to enforce this compliance. Cost associated with this will be split between the HOA and homeowner. Read letter for further clarification but to avoid high costs, applications should be filled out now.</li> <li>A final vote was taken on the above actions.</li> </ul>	4-0-1
Lighting in the neighborhood.	Walker	<p>Shane will present on where we stand with this. Has anything been done? Are we ready to start this process?</p> <ul style="list-style-type: none"> <li>Shane presented that he had met with three electricians to review the condition of the common area lightpoles. Shane had received one pricing proposal, the work was estimated at \$23,000. Shane is still waiting on two more proposals to insure that we are getting the best price.</li> <li>Clay Froom provided Shane with one other electrician, Shane acknowledged that he would reach out to this company for an estimate as well.</li> </ul>	
Additional Actions Voted Upon	HOA Board	<p>A motion was made to change the number of years to be served by Board members from 2 years to 1 year.</p> <ul style="list-style-type: none"> <li>The board voted against 1 year as follows 3-1-1.</li> <li>The board voted for keeping the board member service term at two years as follows 3-1-1.</li> </ul> <p>A motion was made to rescind a previous change to the HOA guidelines regarding the ability of absentee owners to serve on the board (per the previous guidelines</p>	

		<p>absentee owners were not allowed to serve on the board).</p> <ul style="list-style-type: none"><li>• A vote was taken to allow absentee owners (including Stonemason residents) the right to hold board positions. This was approved the vote is as follows: 4-0-1.</li></ul>	
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