

**Owners' Association at Redwood Lakes, Inc.**  
**Board of Directors' Meeting Minutes**  
**December 4, 2020**

**Call to Order:** The meeting was called to order at 7:00 pm. Stacey Zellers, John Zellers, Tom Doetzer, Forrester Safford and Robbie Stidham were in attendance. Danielle Gore and Trey Austin were in attendance as representatives of ARMI.

**Approval of the Previous Board Meeting Minutes:** The minutes from the meeting held on November 6, 2019, were approved with a motion from Forrester Safford and a second from Tom Doetzer.

**Homeowner Comments:**

- Homeowner brought up discussion regarding the annual meeting and quorum required to hold the annual meeting.
- Discussion on pending pond repair and homeowner ideas/concerns.
- Homeowner discussion on getting information out about upcoming meetings to homeowners.

**Review financial reports:** Trey Austin discussed the community financials including the balance sheet and income statement annual to those in attendance. Financials were accepted by Board members.

**Old Business:-** Pond update was discussed during the homeowner forum.

- Tom Doetzer requested that the parking officer, who was unable to come to the annual meeting, could come to a future meeting. No date determined yet.
- Tom Doetzer was awaiting the results of the parking study conducted in the community.
- Tot lot was discussed. Items were removed and the Board requested that Danielle Gore (ARMI) contact the Town of Culpeper to see if they intend to replace the equipment with new items.

**New Business:**

- 2020 Budget was discussed. Community events category to be raised to \$1000.00 motioned by Tom Doetzer and seconded by Robbie Stidham. Budget was approved with the above change.
- Discussion on Holiday Decorating Contest. Winners of the contest to be determined by the Board prior to the Holiday. Top three winners will receive gift cards. The Board requested that ARMI sent out a flyer to announce the Holiday decorating contest and to include how to sign up for the Redwood Lakes community email list.
- Adding Community events such as a potluck picnic were discussed. Details to be determined.
- Ryan home signs discussed. Tom Doetzer requested that a member of Ryan home be requested to attend the next meeting.
- Community compliance was discussed as well as scheduling a date for more hearings.
- Forrester Safford motioned to look in to getting pricing from alternate management companies before the next annual meeting in October 2020. Tom Doetzer seconded.

**Next Meeting:** January 22, 2020 at 7:00pm at Culpeper County Library

**Meeting Adjourned:** 8:14 pm Stacey Zellers motioned and Robbie Stidham seconded.