

**Willow Shade Homeowners' Association
Board of Directors' Meeting
March 9, 2017**

Call to Order

The meeting was held at the home of Board member Wally Bunker, located at 179 Duke Street in Willow Shade. It was called to order at 7:05 P.M. by the President of the Board, Wally Bunker.

Attendees

Present were Board members Wally Bunker (President), James Suddreth (Treasurer), and Elke Cardinal (Member-at-Large), and Judy Pecora of the management company.

Hear from Visitors

No non-Board member homeowners were present with concerns to raise.

Minutes

The minutes of the previous Board meeting, held on December 7, 2016, were reviewed and approved on a motion which was made by Mr. Suddreth, seconded by Mr. Bunker, and passed with all in favor.

Financial Report

A report on the status of the Association's finances was given. As of the end of February, the balance in the Association's checking account was \$34,888.71, the Association held CDs in the amount of \$43,241.30, and the balance in the money market account was \$28,222.55. Three homeowners had accounts in collection with the attorney. Two of these homeowners were making payments toward the amounts owed.

Some discussion was held regarding reserve funding. Since nothing had so far been spent on snow removal in 2017, it was thought that some of the funds budgeted for snow removal could be moved to reserves, and the \$750.00 not spent in 2016, could also be moved to a reserve account. This possibility could be reviewed at the next meeting.

Management Report

Some additional discussion was held regarding the payments being made by two homeowners whose accounts were in collection with the attorney, and the status of the account for a home, the mortgage for which had been foreclosed on by the holder of the mortgage.

Old Business

Maintenance of Storm Water Management System – Mr. Bunker had asked a contractor about adding rip-rap stones to the pond inflow and outflow areas, to help stem the erosion which was occurring. He had been told that the cost would be about

\$3,500.00. The Board members agreed that this was a reasonable amount to pay for this work.

Mr. Bunker also reported that he and Mr. Brown had met with the local Virginia legislative representatives and the Culpper representative of the Commonwealth Transportation Board, in an effort to have the Town and VDOT contribute to the cost of the pond upkeep since recent construction is causing additional water to drain into the pond. These representatives did not seem to think that this would be done, but Mr. Bunker says he is continuing to pursue the matter.

New Business

Some discussion was held regarding articles to be put into the next newsletter.

Mr. Suddreth posed the question of whether the Town of Culpeper would take on the responsibility of maintaining the storm water management pond. If this could be done, then the Association would only need to maintain the drop inlets in owners' back yards, and the pipes leading from them, to the pond. Perhaps the special taxing district agreement could be modified to include the upkeep of the pond. Mr. Bunker said that the Board could try to get the Town to do this.

The neighborhood clean-up day was scheduled for April 15th, with a rain date of April 22nd. Mr. Bunker stated that the landscape timbers around the playground were deteriorating. They were to be removed, and new ones put down. In the process, the playground area was to be made smaller.

The next Board meeting was scheduled to be held on Thursday, June 8, 2017, at Ms. Cardinal's home.

Meeting Adjourned

At 7:40 P.M., with no other business to conduct, a motion to adjourn the meeting was made by Mr. Suddreth, seconded by Ms. Cardinal, and passed with all in favor.