

CAREFREE ACRES HOMEOWNERS CORPORATION
BOARD OF DIRECTORS MEETING
September 20, 2015

Quorum

A quorum was established. Robert "Erik" Erickson, President, called the meeting to order.

In attendance were: Gary Atkinson, Director; Carol Erickson, Director; Erik Erickson, President; Sylvia Lacy-Crow, Director and Secretary; Dan Locke, Director; and Melissa Pendleton, Director. Also attending were Michael Dudich, Lynne Law, Robert Law, and Sarah Justice. Lori Rodgers, Director was absent.

Minutes from the August 30, 2015 Board of Directors ("BoD") Meeting

Minutes from the meeting were previously sent to all members of the community and, therefore, were not read. Mr. Locke moved that *the minutes of the August 30 meeting be approved as written*. Mr. Atkinson provided a second. The President called for a vote; and, the motion was approved unanimously.

Report from Treasurer

Ms. Lacy-Crow reported that all Treasury materials were accepted on September 8. All documentation for the bank has been completed. All homeowner accounts are current with all payments. The Corporation has one account which is in arrears, and that homeowner is making payments in accordance with a structured plan.

The checking account balance is \$6,795.20 and the money market account balance is \$17,443.01. The current value of the 4 certificates of deposit is \$32,928.41. The Expenses by Account report and The Budget v Actual report, both as of September 19, 2015 were provided.

Ms. Lacy-Crow is currently serving as Interim Treasurer until a new Treasurer is elected. *The financial reports are posted on the website at www.carefreeacres.com. Any member who does not have internet access and wishes copies of these reports should contact the Secretary at 837-1250.*

OLD BUSINESS

Contact List of Homeowners for the website

The list of lot numbers, homeowners, addresses, and phone numbers is published on the website. *Any member who does not have internet access and wishes a copy of this telephone list should contact the Secretary at 837-1250.*

Web-based Newsletter

The first edition of this newsletter is posted on the website. It was emailed on September 21 to those homeowners for whom CAHC has email addresses. This first edition of *Carefree Breeze* is included with these minutes which are mailed to homeowners without email accounts.

If any member of the community has a business which he/she would like to advertise in the quarterly CAHC newsletter, please contact Mr. Erickson at 540-837-2357. The rate for the quarterly newsletter for a business card-size advertisement is \$10.00.

Increasing Road Maintenance Fees

Ms. Erickson reported that the Finance Committee was still analyzing the requirements dictated by the Virginia Code for reserves. Mr. Atkinson said that he believes an increase is warranted for this year and if no action is taken at this meeting there could be no increase for the current operating year. Mr. Dudich stated that we would have to increase dues if it is determined that the available operating funds are not sufficient to meet current anticipated expenses. Minutes from the August meeting reflect that there will be no contribution to

reserves this year. Additionally all reports regarding the winter weather indicates that snow and ice will be similar to last year which exceeded the budgeted amount.

If there is no dues increase and if snow /ice removal is greater than the \$10,000 budgeted (and it has been \$24,664.68 and \$14,017.86 the past 2 years) then we would be obligated to have a special assessment to cover the overage.

Mr. Locke moved that *the biannual road maintenance fees be increased to \$300 beginning with the November assessment*. Mr. Atkinson provided a second. The President called for a vote; and, the motion was approved unanimously.

NEW BUSINESS

Committees

Architectural Control Committee - Melissa Pendleton 540-272-8836

No activity this month.

Finance Committee – Carol Erickson 540-837-2357

Committee members will be meeting with the attorney for the annual review before the next board meeting. We will be updating the language on the invoices to reflect the change to 6% simple interest on any past due amounts per the Virginia Code.

Firewise Committee – Dan Locke 703-220-1704

Mr. Erickson reported that Mr. Hummer will be working on the turn-around at the end of Carefree Lane the weekend of September 26 and 27. His work as well as the expense of groundcover necessary for erosion control is covered by the grant CAHC received from the State Firewise Program.

Road Committee – Gary Atkinson 540-837-9867

Trees were removed and the removal of 10 stumps along our roads will be conducted 24-25 October. Volunteers are still needed – so please contact Mr. Atkinson soon.

The widening of Carefree Lane will take place during October. When we have a firm date homeowners will be notified. Please note that parts of Carefree Lane will be closed to thru traffic during this project.

The committee would like to complete the widening of White Pine before any snowfall, but there remains disagreement regarding prescriptive easements.

A draft request for proposal (RFP) was prepared for road maintenance is still under review by the BoD but a draft RFP for snow removal is currently being prepared.

Pond Access

Mr. Locke presented a sign which he obtained gratis. The sign reads “Private Property No Trespassing No Pond Access”. Mr. Locke received permission to place the sign at the access point for the pond between Lakeview and Carefree.

Director Vacancy and Webmaster Vacancy

Barry Freeman resigned as a Director and as webmaster on August 31. The BoD appreciates the service Barry has provided to the community, in particular the very professional work on the Carefree Acres website.

Treasurer’s Computer

Ms. Rodgers analyzed the computer as there were connectivity problems, but she resolved all problems except the Windows software. There appears to never have been any Windows updates downloaded. The computer is currently running Windows Vista, which is no longer actively supported by Microsoft and it never had sufficient updates to keep it current enough to perform. We probably need to upgrade it to Windows 7,

which Ms. Rodgers has tested and confirmed it can be supported. Also, the Norton security software is far out of date. So, we will need to purchase that software, too.

The BoD agreed that any software necessary to ensure that the computer is functioning may be purchased.

Leaf Blower - Printer

CAHC purchased a printer in 2010. That printer has not functioned properly since 2012. The Secretary has stored the nonfunctioning printer since 2012. The BoD agreed that it may be properly disposed.

In 2012 the BoD purchased a Stihl BR350 "backpack" type leaf blower, 2.8bph, at Ace Hardware in Stephens City. It has been stored inside and was used less than 20 hours. It comes with a one gallon gas can. Mr. Atkinson moved that ***the leaf blower be offered for sale for \$350.00 obo. Offers will be accepted until October 31.*** Ms. Lacy-Crow provided a second. The President called for a vote; and, the motion was approved unanimously. The leaf blower is advertised in the first edition of *Carefree Breeze*.

Pond Maintenance

Ms. Justice inquired as to maintenance of the pond between Lakeview and Carefree. She says that the lily pads are abundant. Ms. Erickson stated that per the covenants CAHC maintains access to the pond, but it does not maintain the pond.

Next Meetings

The next BoD meeting will be held Sunday, November 1, 2015 at 2 o'clock pm at Mount Carmel Church off Route 606. Please plan to attend.

There being no further business, the meeting was adjourned.