

# **Minutes of Board of Directors Annual Meeting – 22 October 2015**

Pioneer Heights Section 1 POA (PH1) Annual Meeting

6:30 PM

Cambridge Offices, 2509 Valley Ave., Winchester, VA

## **I.) Call to Order**

1.) 6:30 PM by Acting President Bill Austin

## **II.) Roll Call**

1.) Joe Clotzman reported that 6 Proxy's were received and that 6 households were present. This was not enough for a quorum which requires a combination of households present plus proxies equal to 31 (20%). Board members present included Bill Austin, Charlie Pinkham, Rudy Eggenberger, John Hemmen, and Jason Ransom.

## **III.) Reading of Minutes**

1. Charlie Pinkham made a motion that since the minutes from last year's meeting were provided to each attendee we should waive reading of the minutes. Rudy seconded the motion and it was passed unanimously.

## **IV.) Treasurer's Report**

1. Joe Clotzman provided the financial report. Copies were made available to the attendees.

## **V.) Old Business**

1. Sign Agreement – Joe Clotzman gave report.

a. The Board reviewed matters associated with sign location, recording of a new easement and a new right-of-way encroachment waiver granted by VDOT.

b. Updated Board and community members on a draft sign and sign area maintenance agreement developed by Section 1 and Section 2 Pioneer Heights Boards committee representatives. We await a recommendation from Cambridge of an annual routine maintenance budget cost figure based on previous annualized records. Committees are to continue discussions once that figure is available.

2. Basketball Backboard Issues – The backboard has a history of being broken. It is a homeowner grade backboard. It has been repaired on two separate occasions and Rudy has again removed the hoop rim for repair and reinforcement. Discussion centered on how to prevent youngsters from “swinging” on the hoop structure. The Board is considering the possibility of

fixing the hoop at a standard height, so it can not be lowered and be more readily accessible to “swingers.”

3. Report on violations – Joe Clotzman reported that violations in the past year included garbage cans not shielded from view, overgrown lawns, broken down vehicles and ARC-unapproved fence construction. The Board will continue to enforce policy guidance through effective monitoring and communications.

## **VI.) New Business**

1. 2016 Budget Review – Joe Clotzman reported on the 2016 Budget. Charlie made a motion to accept the budget as stated and Rudy seconded the motion. The motion passed unanimously.

2. Setting of Annual Dues – The reserve fund remains above the recommended level required by the State. As a result, the Board advises that \$115 per household dues will remain in effect for 2016.

3. Bill Austin reviewed five changes to ARC Guidelines and Rules & Regulations recently considered and adopted by the Board. An upcoming newsletter mailing to all households will formally announce these changes effective immediately.

3. Website Reminder – Bill Austin provided 2015 analytical reports regarding our website usage sessions and page views. Reports show that local users incurred 227 sessions and viewed 808 pages of material to stay up with the POA activities and meetings to date in 2015. Bill also promised to offer even more useful website features in coming months.

4. Call for Directors – Bill Austin made a call for Directors. The Board currently has six members. There can be up to nine members. Anyone interested can contact one of the current Board members through Cambridge Community Management. Contact information is available on the Pioneer Heights Section 1 website ([www.pioneerheightssection1.com](http://www.pioneerheightssection1.com))

5. Other – A homeowner asked that meeting minutes be posted to the website more quickly than in the past. Specific reference was made to the minutes of our September 8, 2015 Board meeting. (Those minutes were posted October 3.) Joe explained the meeting documentation coordination process and Bill assured the member that our minutes are/will continue to be posted as quickly as possible.

**VII.) Motion to Adjourn:** Made by John and seconded by Rudy at 7:30 PM.