

BULL RUN UNIT I HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
April 27, 2017

The meeting was held at the Northeast Branch Library located at 5513 Thomasville Road. President David Beverly called the meeting to order at 6:03 p.m.

Welcome and Introductions: Property owners were welcomed and everyone introduced themselves.

Establish Quorum: 78 lots, 24 needed for election

A quorum was not established with only 13 homeowners present or represented by proxy. The Board current members were willing to continue to serve and volunteers were requested for the two vacancies.

Financial Report: Total income as of April 25th was \$26,975 while total expenses were \$15,247.34 leaving a net income of \$11,727.66. The delinquent dues were discussed and there were seven properties delinquent including four for just the current year. Collection options were discussed and lien had been filed on the properties delinquent for previous years. Residents were reminded to submit for ACC approval on fences prior to beginning construction and it was also suggested to check the property lines. It was reported that the sign landscaping was in need of maintenance and it was suggested that it be cleaned up as a community. Other maintenance items discussed included the need for flowers at the other sub-entrance, the sidewalk being overgrown on Chancellorsville, weeds along the roadways, a tree down across the road from Sumter Hill Lane, a street light that was hit by a car, street signs in need of replacement and the need for a light at the Thomasville Road/Chancellorsville intersection.

Neighborhood Cleanup: Bill Stimmel reminded residents to be vigilant with picking up their pet waste and presented an idea to do a neighborhood cleanup, which would be a good way to meet neighbors.

Other Business: The Board looked at the Covenants and the possible need for Rules & Regulations to govern things such as street parking, maintenance of the trees along the roadways, fireworks, fences, dog waste, etc. The Board decided to put together a draft set of rules, get input from the Association attorney and then distribute a draft proposal for property owner input. The issue of a property installing a clothesline or garden on an adjacent empty lot was discussed and the owner will be sent a letter. It was suggested that signs be posted or an email be sent in advance of the meeting as a reminder and the Board expressed the need to collect email addresses from residents. The next annual meeting was tentatively scheduled for March 2018 and it was suggested that the draft minutes be sent out along with a request for email addresses and that the Board hold quarterly meetings. Other items discussed included installing dog waste signs, loose dogs and finding out the duties of the landscaper. Residents were also reminded to be aware of children playing in the street.

Meeting adjourned at 7:05 p.m.