

Bull Run Unit 1 HOA Board of Directors Meeting
C/O Total Professional Association Management, Inc.
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October 4, 2021 ACC Meeting Minutes

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| Board Members Present | Heather Robinson, Bill Stimmel, Leslie Fearington, Jerry Sirgey |
| Management Present | Ray Holloway (TPAM) Cindy Hoogerheyde (TPAM) |
| HOA Unit Members Present | Brett Schubert Andrew Gay David Ray |
| Meeting Notification | Meeting was held in accordance with the standing ACC Meeting of the “1 st Monday of every month, unless cancelled.” Meeting was conducted via teleconference. meet.google.com/mjt-uobi-gwn (US) +609-829-8572 (PIN: 515529569) |
| Establishment of Quorum/Call to Order | With a quorum of the Board present the meeting was called to order at 7:04pm. |
| ACC | <ul style="list-style-type: none"> • 5730 Roanoke Trail <ul style="list-style-type: none"> ○ Submitted a letter from the attorney to confirm the HOA property would not revert to the resident’s ownership over any period of time due to the approved variance. ○ Motion to accept the letter and close the matter made by Stimmel and 2nd by Fearington. ○ TPAM to send confirmation letter to the resident. • 2616 Antietam Trail <ul style="list-style-type: none"> ○ House color to be white with black accents. ○ Resident Ray expressed concerns about the possibility of too many homes too close together in the Unit with this color palette. Robinson advised that the ACC should be taking precautions and visiting lots prior to approval to ensure this does not happen. |

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| | <ul style="list-style-type: none"> ○ Motion to accept the color palette as indicated on the ACC form by Stimmel and 2nd by Fearington. ● 2601 Antietam Trail <ul style="list-style-type: none"> ○ 6ft wood, shadow box fence with a double wide and single wide gate. ○ Noted a variance was needed for the fence's placement. ○ Motion to accept the fence proposal as indicated on the ACC form with the variance by Fearington and 2nd by Stimmel. ● 2676 Antietam Trail <ul style="list-style-type: none"> ○ 6ft wood with an aluminum gate. ○ Motion to accept the fence proposal as indicated on the ACC form by Stimmel and 2nd by Fearington <p>Robinson advised all residents on the call that the signed ACC forms would be sent to them for their records.</p> |
| Board Requested | N/A |
| Board Comments | See above. Additionally, TPAM indicated that there were mailboxes in the Unit that need to be painted. Robinson requested that the residents be sent a reminder letter prior to taking any further actions. TPAM introduced the new agent for the Unit, Cindy Hoogerheyde. |
| Owners Comments | See above. Additionally, Ray inquired about the last time TPAM visited the Unit to cite violations as there were ongoing issues. Robinson advised that she requested TPAM send a monthly violations list of the properties that had violations, what the violations were, and if the violations were outstanding so that the Board could respond appropriate to resident questions such as these. |
| Adjournment | With no further business, a motion was made by Robinson to adjourn the meeting at 7:28pm and 2 nd by Stimmel. |