

SACHEM'S HEAD HOMEOWNER'S ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEETING OF MEMBERS

June 8, 2016

6:30 P.M. – 8:20 P.M.

Midlothian Branch, Chesterfield County Public Library
521 Coalfield Road, Midlothian, Virginia

Welcome

The meeting was called to order by Carol Horner, President, and the Homeowner's Questionnaires were collected.

Guest Speaker

Brent Epps, Senior Engineer, Transportation Department, Chesterfield County provided an update on the first phase of the Lucks Lane, East Evergreen Parkway to Route 288 Project. Design is complete and right-of-way and easements have been approved. Virginia Dominion Power has begun clearing trees and then Verizon will begin work. Road work is expected to begin spring 2017. This phase includes widening Lucks Lane from two to four lanes from Spirea Road to East Evergreen Parkway. This phase will include left and right lane turns and a traffic light at Lucks Lane/Water Willow Drive. There will be a sidewalk on the SHA side. This will require extending into SHA property but not into homeowner property. It is a revenue sharing project with Virginia Department of Transportation (VDOT).

Mr. Epps responded to questions from homeowners:

- 1) **When will the traffic light go up?** Toward the end of the project. The four-way stop will remain until the widening is complete.
- 2) **How will new homeowners get information about how the project will affect their property?** Homeowners are encouraged to contact Mr. Epps at (804) 748-1037 or E-mail eppsb@chesterfield.gov.
- 3) **Will Lucks Lane be closed at any time during the project?** No.
- 4) **How will the traffic leaving our subdivision be addressed?** A flag-person will be posted at the entrance to Sachem's Head to assist with traffic exiting and entering.
- 5) **Why hasn't a traffic light been installed before this project?** Intersections are selected for traffic lights based on activity and VDOT records. This project is a top priority on secondary roads in Chesterfield County because of statistical data confirming traffic congestion and accidents.
- 6) **Is there a plan to lower the speed limit on Lucks Lane?** No, VDOT wanted to install a turn-a-round at the intersection; however, Chesterfield rejected this recommendation and argued for a traffic light.

Treasurer's Report

Mona Nunnally, Treasurer, was not present due to an emergency family matter. Karl Grimsley distributed Financial Reports (Balance Sheet and Income Statement) for January 1, 2015 through December 31, 2015. He reported that the current cash balance is \$54,485.77. Two (2) units sold in 2015 and two (2) have sold so far in 2016. Quarterly homeowner's dues will not be increased.

Cliff Long the lawn care provider will not increase his fees because several homeowners have hired him to maintain their lawns.

New Board of Directors Elected

Carol announced that new Directors were elected by the Officers to fill position vacancies per Bylaws, Article VI, Directors, Section 2. The positions filled were Karl Grimsley, President and Carol Horner, Vice President. There were no changes in the positions of Treasurer, Mona Nunnally and Secretary, Judy Godwin.

Old Business

Karl referred members to the list of completed work items 2014-2015 that was provided with the Agenda. He announced that two (2) volunteers are needed for Architecture Review; preferably individuals with building construction experience. Street Monitors are needed for three streets: two (2) are needed for Water Willow and one (1) for Spring Crest.

Street Monitor Proposal

Smitty Smith explained the need for and purpose of Street Monitors. Year-after-year the attendance and proxy response doesn't yield at least fifty-three (53) of the one hundred five (105) homeowners to equal a quorum of homeowners to elect directors for the SHA at the annual meeting and vote on other business. Street Monitors from each street represents the street that they live on. The Street Monitors would be a committee to review the Bylaws and then agree on changes that are needed and present the change recommendations to the Directors. Smitty has reviewed the Bylaws and concluded that it would require about seventy-six (76) homeowners to sign any changes. After change agreement by the Directors, then a special proxy would be prepared and each Street Monitor would take the proxy to each homeowner on their street to vote for or against the recommended change to the Bylaws. Street Monitors are a way to get homeowners involved. If residents had general questions or concerns (for example poison oak in common areas or congestion on streets due to neighbor's parking), they could communicate these to their Street Monitor who would present their concerns to the Directors for consideration.

Open Discussion

Karl moderated these discussions:

- 1) **What can be done about squirrels causing damage to homes?** Carol provided the contact information for Cromwell Grafton, the wildlife expert who removed beavers from the lake. He can be reached at (804) 875-8409 or (804) 241-8414.
- 2) **What can be done about mosquitoes?** Karl agreed to explore what options are available that will be friendly to the lake and residents.
- 3) **What can be done to provide more lighting coming into the subdivision?** Carol stated that street lighting will be added with Phase II of the Lucks Lane project.
- 4) **What can be done to the common areas that need debris and excessive leaves removed?** Karl agreed to find a solution.
- 5) **If a tree from the common area falls onto a homeowner's property, who is responsible for removing it?** Karl stated that the homeowner should report it to one of the Directors or through the Sachem's Head Website under 'Comments' or the Street Monitor.

- 6) **Can a street “bumper” be installed on a street to cause drivers to slow down or a sign that states what the speed limit is and that there is a fine for going over that limit?** Karl agreed to check on speed limit signage.
- 7) **When is something going to be done about the asphalt sidewalk where tree roots have raised it up making it difficult to walk?** Carol reported that quotes had been obtained for re-paving the entire path and not cutting any tree roots and also quotes to just address the damaged areas by removing asphalt, installing gravel over the roots and then asphaltting over the gravel to make a smoother walk over the root area. Also, expert advice was obtained regarding whether to remove all the asphalt and install a crush and run type walkway or just sand. Neither of these two was advisable because of uneven surface, erosion and high maintenance.
- 8) **When is something going to be done about the lake being filled with sediment making it shallow in many areas?** Karl stated that Sachem’s Head HOA doesn’t own the lake. Bob Horner gave a brief history of the lake (Evergreen Association owned it but that association no longer exists). Karl agreed to have discussion with Chesterfield Environmental to explore what needs to be done to make the lake a Chesapeake Water Shed.
- 9) **When is the Verizon/Comcast cable lying above ground near Reed Grass Lane by the Gazebo going to be buried?** Karl agreed to submit a request that it be buried.
- 10) **Why can’t there be two meetings each year?** Karl stated that it would be taken into consideration. Smitty suggested that the Website be used to submit questions during the year.
- 11) **What is a current solution for street lighting?** Karl stated that the solar lights that aren’t working will be replaced or new batteries installed if needed.
- 12) Recommendation that an “information” board be installed in a visible location that informs and reminds homeowners, i.e. the Website address. Karl said this will be taken into consideration.

President’s Comments and Conclusion

Karl asked what the majority wants to see happen by the next meeting. These were the responses:

- 1) Pursue the Chesapeake water Shed possibility.
- 2) Pursue options for addressing the walking path and provide the information to everyone on initial cost and cost to maintain in the long-run.
- 3) Define the common areas.

Karl announced that his son, Nik has volunteered to be the Webmaster/IT Support. Nik can be contacted at (804) 516-7583. Nik has already added information and enhanced the Website and will continue to make updates as needed.

Karl announced the volunteer Street Monitors:

Needle Rush – Lyn Lyon

Reed Grass Lane – Smitty Smith

Spring Crest - Vacant

Water Willow – Francine Muzevich (volunteered during the meeting)

Wood Sage East – Judy Godwin

Wood Sage West – Kathy Rogers

Karl stated that the Officers will meet and review the completed questionnaires that were turned in at the beginning of the meeting. The items noted will be prioritized and acted on or responses provided as needed.

A quorum of members **was not** present at the meeting.

There being no further business, the meeting was adjourned at 8:20 p.m.