

SACHEM'S HEAD HOMEOWNER'S ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEETING OF MEMBERS
June 9, 2015
6:30 P.M. – 7:50 P.M.
Midlothian Branch, Chesterfield County Public Library
521 Coalfield Road, Midlothian, Virginia

Welcome

The meeting was called to order by Carol Horner, President. Carol collected the Homeowner's Questionnaires that had been handed out before the meeting.

Speakers Introduced

Lorne Field, Environmental Outreach, Chesterfield County

Mr. Field provided hand-outs on *Protecting the Waters of Chesterfield County and Chesapeake Bay Resource Protection Areas* and a detailed Rain Garden Installation and Design magazine. He also gave an informative presentation on the importance of doing our part to prevent pollutant runoff into our waterways. A few highlights from his presentation are: the fastest growing source of pollution is from runoff; and although 90% of the world's population lives within 6 miles of a freshwater source, only .003% of the world's water is available for human consumption.

Brent Epps, Department of Transportation, Chesterfield County

Mr. Epps stated that the first phase of the Lucks Lane, Spirea Road, Evergreen Parkway project, with design completion expected winter 2015, right-of-way negotiations will commence and construction will be completed late 2016 or early 2017. Lucks Lane will be widened 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 SHHA side. He explained that this project is a top priority on secondary roads in Chesterfield County. This level of importance occurred because of statistical data confirming traffic congestion and accidents (safety). It is a revenue sharing project with Virginia Department of Transportation (VDOT), which considers pedestrian, bicycles, and vehicles.

A welcome feature of this project is that it includes an underground detention system that will discharge highway runoff into the creek slowly. This is a better alternative than creating a small pond to collect runoff. The second phase will include future widening from Lucks Lane, East Evergreen Parkway to Route 288.

Treasurer's Report

Mona Nunnally, Treasurer, reported that four (4) units sold in 2014 and two (2) have sold so far in 2015 and four (4) more are in-process of being sold. Of the one hundred five (105) homes, there are twenty-nine rentals (same as 2014). Mona provided copies of the financial report for year ended December 31, 2014. The year ended with \$813.99 Net Income that was not spent by the end of the year. The year ended with \$45,757.79 in total assets and current assets of \$51,179.57. An increase in quarterly dues is not necessary.

Mona asked members if they had a recommendation of an attorney who is knowledgeable of homeowner's associations. The SHHA is in need of an attorney who will be responsive to the needs of the SHHA.

Homeowner Smitty Smith's Proposal

Smitty stated that 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 SHHA at the annual meeting and vote on other business. He proposed and requested that one (1) person from each street volunteer to be a street representative. This would be a total of six (6) people who would form 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 seventy-six (76) homeowners to sign any changes. After change agreement by the Directors, a special proxy would be prepared and each street representative would take the proxy to each homeowner on their street to vote for or against the recommended change to the Bylaws. He concluded by stating that street representatives are a way to get homeowners involved. Those in attendance agreed with his proposal. We need volunteers for every street. If you are willing to volunteer please call Carol at 379-4687.

President's Report

Carol referred to the Meeting Agenda and summarized work completed 2014-2015. A current project is determining the best option for addressing the walking path where tree roots have grown underneath the walkway presenting a tripping hazard. Quotes have been obtained for re-asphalting the path, and constructing/installing a boardwalk with railings. Several attending the meeting asked for further consideration before moving forward with this solution.

Carol announced that National Night Out to celebrate America's night out against crime is scheduled for Tuesday, August 14, 2015 in the open grass area at the end of Reed Grass Lane. This is a good opportunity to bring a snack or dish and enjoy conversation with neighbors.

A quorum of members was not present at the meeting. There being no further business, the meeting was adjourned.