**SACHEM’S HEAD HOA BOARD OF DIRECTOR**

**MEETING MINUTES FOR NOV. 22, 2022**

**I. MEETING DETAILS**

**Date:** November 22, 2022

**Time:** 6-7 pm

**Location:** Chesterfield Public Library

Street Address: 325 Courthouse Road

City: N. Chesterfield

State: VA Zip: 23832

**II. ATTENDEES**

Board members: Julia Stanton, Linda Marano, Luann Linnebur

Sign-in sheet names: Tom and Linda Ludin, Cindy Mitchell, Wayne Clodfelter, Tim Dunbar,

Cecilia Pilley (for part of meeting)

**III. CALL TO ORDER – 6:12 pm**

Review of meeting agenda

**IV. REPORTS**

**Financial** –

* Regular accounting and maintenance services remain within budget. Repair and refinishing of docks, bridges, and gazebo was paid using Verizon lease funds.

**Luck’s Lane Tree Replanting** –

* 20 new trees were planted along Luck’s Lane (w/ 6-8 more planned). They are guaranteed for one year.
* 32 dead trees were removed. Several remaining trees are in questionable health and may also need to be replaced in the Spring.
* The bare lot now has 8 trees of varying heights to block homeowner view of the traffic light and roadway.
* The bare median now has Azaleas and Nandinas that match the other median plantings.

**New entry sign -** has been ordered

**County re-seeding** –

* Chesterfield County graded and re-seeded the area by the pond and will repeat it in the spring as needed. They will need to add fill dirt and regrade to assure proper drainage.

**New lake maintenance funds** –

* Multi-family housing is being built 50 to 75 feet beyond from the Dominion Energy high-power lines. Following meetings between HOAs, the country, and the developers, an agreement was reached for the builder to filter any drainage into Evergreen Lake and to provide Paget and Sachem’s Head HOA $24,000 each for lake maintenance.

**V. OLD BUSINESS**

**Website status, communication options, homeowner info sheets**

**Dues -**

* The new **website** has launched, and notices can now be posted there. The BOD hand delivered two newsletters to all homes in the interim.
* 9 homeowner **information sheets** have been received. We appreciate those who have volunteered to help. Volunteers are needed to help reduce budget strain.
* **Dues** are starting to come in regularly now that the post office box issue has been resolved. Notices will go to those with remaining balances. There are 21 homeowners whose July payment isn’t showing as received. We only have 2 homeowners who have missed 2 payments, but 7 who are significantly past due. One just paid via sale proceeds. The remaining will receive fines and liens.
* Our current HOA dues are not keeping up with costs and aren’t adequate for proper maintenance of the community. They’ve only been raised twice in decades. We are considering an increase to cover ongoing maintenance.

**VII. NEW BUSINESS**

Plan for clearing dead trees, branches and leaves in common areas -

Plan for planting of ground cover or grass in bare areas along curbs and in common areas –

* Pricing to catch up and repair these areas is in the multiple thousands of dollars
* Volunteers can help with some of this, but initial catch-up costs exceed our funds.
  + Ongoing maintenance is more manageable once catch-up is done

Airbnb Investigation –

* We are not zoned for an Airbnb commercial business. A recently purchased home has been listed with Airbnb and promotes the path, lake, etc. The matter has been turned over to the appropriate agency, which is now conducting an investigation due to the zoning violation.

**VIII. OPEN COMM****ENT**

Homeowner comments or concerns –

* There may be some grants available to help with erosion mitigation. These would not require us to pay in advance or match funds. We need the contact info to move forward.
* Leaf removal options were discussed. A one-time vacuuming of resident leaves – if delivered to curb – was suggested. We are checking on costs.
* There are cable company and Verizon wires causing hazards and equipment in need of repair or replacement. We’re asking them to remove or bury them.
* A “No Outlet” sign was suggested, as people drive down Water Willow thinking it is a through street.
* There were questions about Luck’s Lane expansion project moneys for trees, sign and grass/ground cover replacement in areas impacted by construction. Fund usage and accounting requirements are being followed. There are funds remaining for future needs along Luck’s Lane and on the median
* Frequency and location of meetings was discussed. It was agreed the library works well as a meeting location and we will meet quarterly. If more frequent meetings are needed we will adjust accordingly.

**IX. ADJOURNMENT**

The meeting was adjourned at 7:08 pm

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