

Southcoate Village HOA- Liberty Run

Annual Meeting- American Legion post

Jan 10th, 2022 7pm

1. Welcome, Call to order 7:04pm
2. Reading of annual statement/Review of annual meeting minutes from previous year- done by Nikki Guskiewicz
3. Election of new board members: Nomination of Joe Jordan for board vacancy by Scott Owens, 2nd by Chris Eddy
Eileen DesLauriers nominated Ron DesLauriers 2nd by Joe Jordan
Joe Jordan- 32 votes (16 in person and 16 proxy votes)
Ron DesLauriers 23 votes (16 in person and 7 proxy votes)
These members were voted in by unanimous consent
The board members are Nikki Guskiewicz, Jamilla Gault, Mike Tucker, Scott Owens, Joe Jordan, Steven Dunlap, and Ron DesLauriers. At the February HOA meeting, board positions will be determined and reflected in the minutes for official records.
4. Old Business
 - 2022 Budget Review- once a full review of all the financial documents have been completed the information will be posted. Liberty Run HOA will come are \$20,000 under budget due to costs savings, \$10,680 went into the reserve account for future projects.
New software for our community called Buildium. This is a web-based portal with access for each community member regarding the Liberty Run community. Being able to disseminate information through this portal will help to eliminate the amount of mailing that currently takes place. Residents will be able to see your HOA dues balances, submit ARC requests, ask questions, pay your bill, and receive upcoming announcements. The board will have full access. It has a document repository, draft resolutions, etc. This would also be a way to communicate and collaborate, etc. We will be able to communicate quick changes to the community in addition to using our Facebook account. You can adjust the settings anyway that you choose. The current software we are using is Caliber which only creates ARC violation letters and the previous board owner who maintained Caliber is no longer on the board. This system is Windows based and has been difficult for board members to use in the past. Autopay is available in this portal and there would be no coupon booklets. Residents may still submit their payments via mail. The board has reviewed the software and used it.
 - How long would it take to get this going? For the whole community, the templates for the upload are quick. We will have to mail things out to the community to get more email addresses for people.
 - What was the vetting process for this? Our treasurer investigated several different companies/web-based programs.
 - What emails do you maintain? The homeowner or the renter? Buildium has a place for renter and homeowner. How do we make sure we have the right email? Verify information at HOA meetings, community events and you can change this on the website.
 - Reserve funding discussion: Resurfacing the pavilion, basketball courts, etc. We moved one CD into a money market account because the interest rates were the same. A Money market

account allows you to withdraw funds as needed and CDs are frozen for a certain amount of time.

- Can we consider cleaning up the creek near the South part of the bridge? There's a lot that has grown up over in that area. Ron surveyed the scene with a county inspector. This may have been covered during the inspection, however if it is not on the list, we will add this.
- Voting on the budget Nikki Guskiewicz moved to accept the budget as presented, Scott Owens 2nd. All in favor, all presented voted.

5. New Business

- New resolution- our current HOA guidelines do not allow for a resident to operate a business out of their home beyond a home office. The resolution presented today will change that and will reflect the current Fauquier county laws. You still must get HOA approval however, although the county has removed the mandate to submit your HOA approval, it is still a part of the process. This resolution would require 3 out of 4 signatures from neighboring homes per this resolution. Consideration of an appeal process.....traffic impacted. Add an exclusion of revocation of the business. A 3-step process would outline how the approval would be revoked; the county would have to tell them to stop. Each application would continue to be reviewed on a case-by-case basis even if you have majority signatures on the application. Impact to the community is the priority. The board will also consider bringing forth similar guidelines around fences. The board has received numerous complaints about fence structures, neighbors building on each other's fences without permission, etc.

6. Homeowners' questions/concerns- the hearing for the new neighborhood coming off Logan Way. It's just a procedural thing, the project has already been approved for the homes.

- The little free library is coming asap. Jamilla Gault will be ordering the library itself. Steven Dunlap is on top of bulletin board that will be placed in the front of the community at the basketball court entrance.
- What is required for the fence building? Submit the ARC app, draw it out or on plot line. Replacing your fence is fine but switching out a new fence is something that needs an application. Fences grandfathered in can remain, but if a resident is tearing the fence down and rebuilding it, it should match the current guidelines.
- If people are interested in reviewing the ARC documents again, please feel free to reach out to the board. This was done in winter 2021.
- Who is responsible for insuring Bounce houses and such if we decide to rent those types of items for a block party, etc. – we do have liability insurance, but that insurance covers the items that we have on our property such as: playground equipment and the items that are permanent fixtures in our community. We will receive clarification from the insurance company.

7. No monthly compliance updates

8. ARC update was provided earlier.

Board members and a few community members introduced themselves.

Motion to adjourn at 8:34pm Next meeting at Feb. 7th, 2022 6:30pm Nikki Guskiewicz moved, Chris Eddy 2nd.

1/10/2022 Meeting attendance (see sign in sheet for full details)

*Every person wrote last name only, except board members which I added to the list

Board members present:

Nikki Guskiewicz- Treasurer

Jamilla Gault- Secretary

Mike Tucker

Scott Owens

1. Frye
2. Jordan
3. Jordan
4. Barnett
5. Kent
6. Brown
7. Tobias
8. Brady
9. Eddy
10. Josh
11. Jose
12. DesLauriers
13. Barbara L.
14. Anne Taylor
15. Darcy Owens