

Great Oaks Annual HOA Board of Directors Minutes
November 18, 2019

The Great Oaks Homeowners Association Annual meeting was called to order at 6:42 pm at the Central Rappahannock Regional Library, Fredericksburg, Virginia.

Introductions of Board of Directors members present were Margie Lucas, Patti Hiatt, Kristina Brough, Kelly Hicks, Heshmat Mirepasi and Association Management Representative Malini Davis.

Margie Lucas made a motion to approve the 2018 Annual Meeting minutes. Patti Hiatt seconded the motion, and the minutes were approved unanimously.

BoD President Margie Lucas discussed home evaluations starting in late June for 2020 versus this year's being early in Spring. Homeowners said they didn't have enough time in the season to amend yard issues. The HOA newsletter was discussed and more content added, possible chance for ads. Noncompliant issues were discussed, mainly cars on the street parked incorrectly. Questions were raised about the town homes, do they have an HOA? An RV parked on Hays Street has become a nuisance there. Signs are not allowed on property. Can there be temporary ones was discussed.

Financial report was reviewed. At this time, the HOA has \$44,259.56 - from the Operating account (\$11,178.58), 1st CD (\$14,431.43), 2nd CD (\$7,066.41) and the Reserve account (\$11,583.14). Dues will not be raised this year. The Operating Budget for the upcoming 2020 year was reviewed and Margie Lucas made a motion to approve the budget, all were in favor unanimously for approval.

Homeowners had a discussion regarding neighbors with renters. We discussed sex offenders living in the neighborhood and how can homeowners not rent to them. There isn't any provision by state law to get that information, so HOA does not know.

Election for one BoD member. Even though Laurie Bendall was not present, she had made it known that she would volunteer for election. A motion was passed to accept her being elected to Board. Many thanks was given to Heshmat Mirepasi for her years of volunteering on the Board.

During the open forum we discussed the erosion problems in the neighborhood. It was announced that in 2021 paving would happen in our neighborhood.

Lastly, both Kristy Walker, a real estate agent from Nest Realty and Jason Graham, Great Oaks Representative on Fredericksburg City Council, spoke and answered questions and afterwards.

Margie Lucas motioned to adjourn the 2019 Annual HOA Meeting at 8:35 pm. Kelly Hicks 2nd the motion.

Respectfully submitted,
Kristina K. Brough

Margie Lucas, HOA President

Kristina Brough, HOA Vice President
