**Greenwood Glen Homeowner’s Association Meeting September 19, 2023**

**Attendance** The GGHOA met at the Greenwood Elementary school for a one-hour meeting. Officers, Lloyd Lewis, President, Vice-President position is currently vacant due to the unexpected passing of Roselyn Wingate, Kim Johnson, Treasurer, Diana Lewis, Secretary, John Lumpkin, Technical Consultant, and Marc Bloom, consultant. Many homeowners attended.

**Treasurer’s report** (as of Aug 31st**):** Checking $11,309.86, Savings (reserve fund) $5,214.92

 Dues collected $6,252, Outstanding $2,305

**Dues** The current annual dues are $82. These majority of these funds are used for maintaining our common areas. In the past four years we have saved a lot of money by hiring neighbor, Jamie Cole and through others volunteering their labor. The county mow the front entrances every 4-6 weeks depending on their rotation. Expenses also include liability insurance on our common areas, post office box, state corporation fees, website, and office supplies.

**Board members and management company** There was much discussion on the need for board members. Lloyd and Diana Lewis are resigning and they have moved leaving Kim Johnson as the only board member. That led to the discussion of hiring a management company. It was stated that if a management company was hired there would be more time and energy for community activities. However, dues would likely increase to more than $200 annually and most of that costs would go to staffing. There is still a need for a board to handle situations that pertain to our deeds and covenants. The majority voted no (show of hands) for management company. About six folks said they might be interested in serving on the board. The most time-consuming part of being a board member is composing the annual newsletter with dues owed and collection. This involves double checking for accuracy on our spreadsheets, follow-up on any homes sold in the past year, composing, printing, mailing, collecting, deposit to bank and record-keeping. All this takes a tremendous amount of time. We send two reminders through August. If still no response we send no more reminders and add uncollected dues with interest to the next year.

Marc Bloom stated that if HOA is dissolved the county will take over the common areas. This is not the best approach to keep our neighborhood and home values at its best.

**Fall line trail** will come through the power lines where we have the responsibility of mowing back to 50 feet. There was a concern over additional traffic. John said he does not think that will be a problem because there will be a large parking area with restrooms at the soccer fields. Magnolia Ridge will have access to the trail through the path at the BMP. Perhaps county will then maintain the power lines and this connection when completed.

**Speeding** There is an issue with speeding in our community. It is a long process for the community to consider speed bumps. Perhaps someone could start the process by checking the Henrico County website, Neighborhood Traffic Management Program.

**Neighborhood Watch** Revisit neighborhood watch at a later date.

**Best Maintenance Practice (BMP)** The BMP became neglected for many years. When the county was first approached to clean up and make necessary repairs, we were told it was our responsibility to maintain. They would make repairs and access each house in our community for the cost. For future reference Lloyd found in our deeds and covenants an agreement between the developer and the county stating this is the responsibility of the county. After a long process the county brought the BMP up to date. Our community must maintain mowing of the BMP, the path, the white fencing and the bridge.

**Website** John will update the website to make it a better resource and user friendly.

**Communication** Show of hands stated door flyers was the preferred method of communication. If so, we need volunteers to help deliver as it is too much for one person. We also have Facebook, Website, and a sign located at each of our entrances that homeowner’s can see as they exit.

**Accident** Lloyd is working with the insurance company to make repairs to our Hunton Commons entrance due to a drunk driver car accident.

Respectfully submitted,

Diana Lewis