Call to Order 6:05 PM by President Mike Ghazzaoui. Roll Call: All BoD present except for Neil Mehltertretter (ill). 15 households present.

Purpose of meeting: introduce new Board to community, updates on current concerns/projects, and get community input on concerns.

Remarks Introduction and opening remarks. Main goal is to be transparent and communicate well with the community.

- Tagaré prefers to only communicate with one Board Member; Mike has instructed Tagaré to CC all Board members in communications and plan is to then make information known to community.

Last meeting minutes

- Tagaré informed us there were no meeting notes from the last (annual) meeting.
- Brief meeting of Board May 16, 2018 to assign duties; meeting summary was posted on amyclaehoa.com and Stowe of Amyclae Subdivision Facebook page.

Reports of Board of Directors

Signs

- Missing sign reported to Stafford County has been replaced; Stafford County could find no leaning/damaged signs in last check of neighborhood.
- VDOT has inspected sinking drain at corner of Nugent and Kinross and will be fixing. Instructions for reporting concerns will be posted on FB and website.

Question: How/who to ask for a “No Outlet” sign on Bruce. Julia Spencer will follow up.

Architectural Review

- 5 requests have been approved. Please read the Bylaws before making an architectural changes. No variance, no need for request. Send requests to Tagaré, please CC Mike if needed.

Communication

- Bylaws, etc will be uploaded to HOA website. We would like the HOA website to be the main communication for community. Tagaré is current webmaster, would like a Communication team to take this on.
- Thanks to Kristen Barnes, Carla Neigh, and Jenny Lowe for establishing Facebook page.

Question: does website convey if/when contract with Tagaré ends? No.

Budget

- Audit was done covering the period up to last year. Assets remained roughly the same Board is currently working with Tagare on the budget details.

Question: Is Tagaré required to give us copies of contracts? Chad does think VA Law requires this.

Current projects

- Electrical project at the front (lights that shine on the AmyClae sign). Charging (batteries, solar panel....etc) have been stolen, need to be replaced. Tagaré provided one estimate to repair. Mike asked for 2 more itemized estimates. No other current projects according to Tagaré.

Appointments
Architectural Review Committee (ARC)

- Kristen Barnes, Head of ARC. Cathy McFall, ARC member.
- Another person has also volunteered and once board discusses can be approved.

ARC will be tasked to review and recommend needed changes to the ARC guidelines, and inspect the properties for compliance with guidelines. Contracted inspections are not best idea for now due to the current management contract but will be considered later.

Inspections start at end of September. Notifications will be via email (no citations until end of September). Board asked for everyone’s help in getting the word out. A flyer may be distributed to save on mailing costs. Mike will post a note regarding this on Facebook.

Question: Where can guidelines be found? Carla Neigh will post on Facebook page and Board will instruct Tagaré to do the same on website.

Question: Where are the signs usually posted at neighborhood entrances before HOA meetings? Possible that previous president has them, Mike will call her (Julia sent phone number).

Noted by Chad: VA guidelines for notifications. Suggestions: an opt-in with an option for others who aren’t email-savvy; mailed notification with all the information; possibility of listserv; adding notifications to a scheduled mailing.

New Business

Play Ground Security

- Teenagers hanging out at playgrounds at night—Shawn toured the playgrounds, the one on Bruce is very sheltered by trees and not visible from street. Options—take out trees, add lights, add signs “this area under surveillance”.

Existing non-compliance and corrections

Open Discussion

- Parking issues. Homeowner indicated that Stafford Co. (Jeff Shaver) says HOA has authority to determine how parking is handled. Homeowner requests HOA research to learn how to restrict parking to limits of your own property.

Suggestion: Courtesy reminders about parking and safety (curves, fire hydrants). Parking issue is tabled for future discussion - Shawn will research the issue.

- Entrance signs flowers need to be -re-arranged tall stuff is in front of the sign. Mike will follow up with Tagaré.
- If there is a sidewalk issue, who maintains that? StaffCO, VDOT, us? Julia will follow up. Suggestion—If homeowners, negotiate rate based on how many.
- Tree limbs extending onto sidewalks—ask owners to clip. ARC will note this.
- Yard maintenance. Lodge complaint with Tagaré, also ARC will note.
- Commercial vehicles being left overnight. Can Sheriff ticket commercial vehicles? Tagaré says no, can only go after anyone if they are parked on the street. HOA is allowed to post signs-- no overnight parking with towing. Suggestion: discuss with attorney.
- Missing shutters-- where can they be purchased? Number for Ryan Homes will be shared on FB website
- Concerns surrounding the current HOA rules were brought up and discussed. The Board of Directors will evaluate the current HOA rules and determine what changes should be made.
- Cardinal Meadows. Proposal pulled completely. Matt Murphy has asked for a meeting with Board. Board prefers to wait until application is resubmitted and have community meeting, will so respond.
- Shops at Amyclae: any new stores? What is going on?
Meeting adjourned 7:53 PM

Submitted 7/20/2018  Julia Spencer, Secretary.