

BOD Indian River Farms
HOA Meeting Minutes
November 9, 2016

The meeting was called to order at 6:39pm. Board members present, Erick Kearns, Stacy Nixon, Tonya Anderson, Janet Wilms, and Cindy Rauch. In addition to homeowner attendance at the UPA office, a conference phone line was opened to allow homeowners to participate in the meeting via teleconference.

Guest speaker Officer Brian Walters, CPU Supervisor 1st Precinct was in attendance to address homeowners regarding the recent criminal activity in and around the neighborhood. Vehicle larceny has been a frequent occurrence around the city, targeting unlocked vehicles. There have been 2 arrests made for vehicle larceny. If you see a crime in progress call 911. Lock your vehicles and houses. Several City and state programs to help residents remember to secure their possessions: Beep-It-To-Keep-It; Lock-It-Or-Lose-It; There is also See-Click-Fix Virginia Beach website to report a variety of issues to the respective city agencies. This is the fastest way to get issues addressed and resolved, including street light outages. Officer Brad Detrich is the crime prevention liaison officer for our neighborhood. Captain David Squires is the Commanding Officer for Patrol for 1st Precinct. Captain Tony Yarborough is the Commanding Officer for Patrol for 4th Precinct.

Neighborhood Watch was discussed. Need citizen involvement to be successful. Need at least one coordinator and about 50% of the residents to be successful. Training offered by CPU when a group of 30 or more are interested. Training takes about 2 ½ hours and focus is on situational awareness, observational skills, and establishing an effective communication system. Request for one member of the Neighborhood Watch program to attend the Citizen Advisory Committee for the precinct.

Unlicensed vehicles on roadways were discussed. Officer Walters stated they are not permitted on city streets. City ordinances are in line with state law. All safety equipment rules apply. Parents would be responsible for all actions of their minor children. Officer Walters advises anyone to call the non-emergency Virginia Beach police number at 757-385-5000 to report unlicensed vehicles in city streets.

October BOD Minutes were approved with a motion to dispense of the reading and approve as written by Erick, Stacy. Motion carried

Officer Reports were waived with a motion by Erick/Cindy. Motion carried

Motion to waive full reading of UPA management report by Stacy/Erick. Motion carried.

Homeowner's Forum commenced at 7:32pm.

Questions and concerns about change in rules and regulations put forth by BOD at September community day. Statement by homeowner that outside legal counsel was consulted and they advised the BOD has no authority to change rules and regulations unless they are specific to the common area maintenance. Request by homeowner was to have all the rules and regulations pertaining to private property stricken from the Rules and Regulations document unless and until the changes were voted on and approved by the homeowners as a change to the Declaration. Statement that the BOD was acting outside the scope of their authority. BOD advised the changes had been reviewed with UPA and the association attorney prior to passage, and BOD was advised they were acting within the scope of the

Declaration. Agree to obtain a written letter of opinion on these statements from association attorney regarding BOD scope of authority to update Rules and Regulations.

Additional discussion around BMP maintenance regarding trees in the maintenance easements. Citation from City, Appendix E Landscaping, showing some specific trees allowed in zones 3 and 4 of the BMP. Propose the BOD consider establishing a fund for dredging each of the three BMP ponds.

Question from homeowner, stated for educational purposes of the homeowner, around obtaining legal opinion from association attorney. Inquiries around the process of when the BOD requests legal review of an issue. Advised BOD can elect to obtain legal advice from association attorney when issues arise that are outside the scope of expertise of the BOD and UPA. The BOD authorizes such outreach as part of their fiduciary responsibility to the homeowners.

Discussion of the urban forestry management plan that was presented at the last BOD meeting. There has been an outreach email to Mike Jackson with Urban Forestry Management division and JB Wilson, Waterway Management Engineer to address conflicting suggestions within the two management plans. No response received to date.

Homeowner's forum closed at 8:10PM.

New Business:

Motion to renew Solitude Lake Management contract for small BMP for one year by Stacy/Cindy. Motion carried.

2017 BOD meeting schedule confirmed for second Tuesday of each of the following months: Feb, March, May, July, August, September, October, and November. UPA updates to overtime payment regulations will apply with the UPA contract renewal in 2017. At that time, the overtime rate for UPA will be billed at \$49/hour for hours after 5pm, including board meetings that occur after regular business hours, and hours worked in excess of 40 hours per week. Under current contract the Saturday Community Day event in September will be billed at the overtime rate.

Unfinished Business:

Motorized vehicle rule was discussed during the guest presentation. No further discussion.

All Things Green, Inc provided a quote, by specific home address, for clean-up of the BMP, for any interested homeowner. Each interested homeowner can contract individually with ATG, if they choose, at their specific discounted rate in the quote. Any interested homeowner can contact Michaela at UPA to obtain the quote for their residence. Motion by Janet/Stacy to include information in the next newsletter that ATG has provided these individual quotes and individuals interested in obtaining the quoted rate for their residence can contact Michaela at UPA. Motion carried.

Motion to hear committee reports by Stacy/Tonya.

No social committee member present to report

ARB Committee report presented by Ms. Wynn. Quarterly walk-through of community area conducted on Sunday, November 6, 2016. There are branches down from the hurricane in the common area along the west side of the property. These branches are from the neighboring property. Three fence caps were

missing but all were located. Two of the three can be replaced and re-glued but one is damaged and needs to be replaced. Michaela will pull previous contract with Evans Mitchell and have them come out and re-glue the caps per that original contract and replace/re-glue the missing cap. Trash noted in the common area, primarily from Halloween and grocery bags. The bags are blowing between the fence and the bushes in the front. Will address with landscapers to pick up the trash and not mow over it. Sandbox in the play area of the park is not being maintained cleanly. It is overgrown with weeds. Previous discussion around filling in the sandbox with mulch. Motion to remove sandbox divider, remove sand and fill in the area with mulch by Stacy/Erick. Motion carried.

The conference phone line was closed and motion by Stacy/Erick to move to executive session at 8:35pm. Motion carried.

Motion by Janet/Stacy to close Executive session at 8:54pm. Motion carried.

Motion to adjourn meeting at 8:55pm by Erick/Cindy. Motion carried.