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# PROSPERITY HEIGHTS ANNUAL HOA MEETING MINUTES

April 24, 2018  
Camelot Elementary School

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## **Attendees**

John Hilboldt, President  
Gina North, Secretary  
Bill Foster, Director  
Dave Dresser, Director  
Brad Wilhelm, Director  
Levenie Hughes, Director  
Giang Thiet, Director

**Meeting called to order at 7:43 pm. Quorum reached – 23 households present**

## **INTRODUCTION**

- All board members presented introduced themselves to the membership

## **PROOF OF MEETING**

- Newsletter announced meeting within the 30 day time limit
- A post-card was also sent to homeowners as a reminder of meeting

## **OLD BUSINESS**

- Reminders:
  - Head-in parking in cul-de-sacs is not allowed
  - Complaint policy has been updated and posted on the website
  - Because the old Facebook group for the HOA cannot be changed or updated a new one was created – Prosperity Heights HOA. The old group may still be used. Homeowners are encouraged to join the new group.

## **ELECTION OF DIRECTORS**

- John Hilboldt presented the following nominees for election for the 2018-2020 term:
  - Giang Theit (took over for a vacant seat, electing a full-term)
  - Gina North (returning Secretary)
  - Bill Foster (returning director)
  - Levenie Hughes (returning director)
- There were no nominees from the floor.
- Sue Hale motioned to accept the nominations. Motion was seconded and all were in favor. Directors are re-elected for another two-year term.

## **NOTES FROM RICHMOND – office of Ami Pape our attorney**

- A virtual annual meeting is now allowed unless the by-laws state otherwise. Prosperity Heights by-laws do not specify a location; therefore, our annual meetings may be virtual if the HOA decides this is a good option.
- New disclosure for re-sale rules are coming out around July. Sixteen items are currently on the disclosure list. This will go up to 18 items.

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- Question from the floor – is there an effective date as this could affect homes currently in the process of sale. Attorney’s office did not know and will follow-up.
  - Books, minutes and records inspection, unless excluded by previous parts of the law will be made available to anyone who requests them (9 exceptions including medical records, contracts and litigation).

## **BUDGET**

- Budget for upcoming year presented.
- Dues increase to \$440 for an increase in the cost of trash pick-up and lawn disposal.
- Landscaping and trash contracts are in year four of a five year contract.

## **NEW BUSINESS**

- Inova plans for Exxon Mobile property
  - Video of long-term plan is posted
  - This plan is a 20-year plan and extremely preliminary (no County approval yet)
  - Tim Sampson from Inova reports that if the County goes with the plan there will be zoning hearings
  - Bob Rosenblatt, Connie Perry and Giang Thiet have volunteered to be neighborhood representatives and help monitor the progress of this plan
  - There is a meeting April 30<sup>th</sup> at Woodburn – their HOA has invited us to attend. Lynda Smythe will be there. It is being held at Epiphany Church
- Retention pond
  - Count has been contacted
  - John has asked the supervisors office to help facilitate a meeting with the County regarding who should be maintain the pond
  - Conditions of the pond continue to be a concern
- No update on lawn debris needing to be in paper bags
- Audit or financial review of HOA records
  - If any neighbors are interested in performing the audit let Board no (no takers at the meeting)
  - Cost is \$2,000 for a 1-year audit
  - Financial review is cheaper but less effective
- Inova is about to re-open its Women’s and Children’s building which will also house CATS
- Bill Foster mentioned that Inova is always looking for new volunteers
- Prosperity Day
  - Tom Sonnen has offered to take charge of this event again this year
- Playground mulch – Theda Foster will again purchase the mulch and Dave Dresser will coordinate putting it down
- Old directory – talking about using an app instead of printing a copy

**Meeting adjourned 8:45.**