

**ST. REGENTS LAKE COMMUNITY ASSOCIATION  
ANNUAL MEETING  
JUNE 17, 2024**

**Call to Order**

- The 2024 Annual Meeting was called to order at 7:04 p.m. by President Candice Harrington at the Common Area Gazebo on June 17, 2024.

**Introduction of Officers**

- Candice Harrington
- Darren Moorehead
- Ellen Koltz
- Marcie Storts
- Olive Purser
- Pam Collier
- Shannon Lawler

**Meeting Attendees**

- 19 residents present (including all current board members)

**Approval of 2023 Meeting Minutes**

- *Motion: To not read meeting minutes aloud and approve the 2023 Meeting Minutes (seconded/approved)*

**Budget Discussion and Approval**

- Treasurer provided an overview of actual expenses for the current year and proposed budget for the upcoming year
- The 2023-2024 projected budget, 2023-2024 actual expenses, and 2024-2025 proposed budget is available on community website at: <http://www.stregentslake.com/>
- *Motion: To approve the budget as presented by the Treasurer (seconded/approved)*

**Old Business**

- Maintenance Projects:
  - Walkway by 11909 Taplow Rd: Not much progress/no bids/non-responsive
  - New Signs at Walkway Entrances: Completed
  - Sand/Paint Front Entrance Signs: Completed
  - Lowering the Lake: Ongoing, existing challenges (wildlife protection, drainage, environmental/county regulations, maintenance costs, etc.)
  - Staining Walkway Leading to Common Area: To be determined
  - Neighborhood Work Day: To be determined
- HOA Dues:
  - No increase in HOA dues projected; dues currently \$127 per year; due June 30
- Community Events: Thanks to everyone who participated in the National Night Out and the Ice Cream Social Events!

## **Election of Officers**

- *Motion: To nominate and elect Octavia Andrew as Secretary to the board (seconded/approved)*
- 2024 Elected Board Members\*
  - President: Candice Harrington
  - Vice President: Marcie Storts
  - Secretary: Octavia Andrew
  - Treasurer: Shannon Lawler
  - Common Area Committee Chair: Pam Collier
  - Architectural Control Committee Chair: Darren Moorehead
  - Communications & Welcoming Committee: Ellen Koltz & Olive Purser

\*All members present at the meeting and proxy votes received unanimously voted for each elected board member listed. Congratulations to this year's officers!

## **New Business**

### **Discussion and Approval of Revisions to Association Covenants**

- Architectural Control Chair provided an overview and additional background regarding the revisions to the Association Covenants, specifically the following:
  - Covenants last revised approximately eight years ago
  - Empower HOA to make decisions, enforce regulations, and assess fines
  - Specifications regarding mailbox design for consistency
  - Maintenance projects and quorum for special assessments
- Discussion of voting on a Special Assessment in a future meeting to get outstanding and necessary maintenance projects completed
- *Motion: To approve all the proposed revisions to the Covenants (seconded/one opposed in proxy vote/approved)*

### **Maintenance Projects**

- Walkway to common area
  - Top priority project which includes power washing, staining, handrail repairs, etc.
  - No bids; latest quote received \$16,000-20,000
  - Discussion of advertising on other platforms, such as Facebook and Nextdoor, to attract other contractors who may be interested in the work
- Improve water quality of the lake
- Supervised playground area with safety signs
  - Playground equipment is expensive; accepting donations; will contact pipeline company to verify feasibility
- Front entrance erosion concerns
- Vehicular traffic on the dam (back entrance to common area)
  - Discussions with county and pipeline company
  - Architectural Control Chair researched and found a traffic control device to deter traffic; will need to pour a small concrete pad; signage
- Street maintenance/paving
  - Residents encouraged to report potholes and maintenance concerns to VDOT
- 'No Soliciting' signs at entrances

**Special Assessment**

- Discussion of a future special assessment and what fee our 82 residents can tolerate
- Quorum vote on special assessment is majority vote; in-person or proxy (mail or email)
- Failure to vote (in-person or proxy) is recorded as a vote in agreement
- Residents should keep a current email address on file in order to receive important notices
- Meeting Date: To be determined

**Community Event(s)**

- Back to School Ice Cream Social at Common Area Gazebo – Saturday, August 17 at 6pm

**Adjournment**

- The 2024 Annual Meeting was adjourned at 8:17 p.m. by President Candice Harrington.