

Indian River Farms
HOA Meeting Minutes
July 12, 2016

The meeting was called to order at 6:36pm. Board members present, Erick Kearns, Janet Wilms, Cindy Rauch. Board members absent at start of the meeting were John Hernandez and Stacy Nixon. John Hernandez arrived and joined the meeting in progress at 6:50 pm.

Meeting opened with Guest presentation from City of Virginia Beach, Dept of Public Works, Waterway maintenance and construction team. Jason Wilson and Keith Dehart discussed management of the community's three BMP including summary of last 2 inspection reports, maintenance responsibilities jointly held by the City and the HOA, City pilot program for aquatic control, and City mosquito control policy. Mr. Dehart then reviewed standard bank maintenance programs including Meadow Management, Buffer Management, and Lawn Management techniques. Advised that the more vegetation and foliage allowed growing on the banks then the more volume of debris and sediment migrates to the BMP. Foliage also contributes to mosquito problems. City recommends no woody growth on the banks; state standard is no woody growth 15 feet from the water's edge. Keep new plantings to the top of the bank. Cut woody growth out but do not grind out stumps.

Second Guest presentation by Clarke Water Management. Private, commercial entity that "fills the gap the City doesn't cover" for BMP, lake or pond management. Provided overview of their services for water quality management. Does not perform hardscape or landscape work but will work with community landscaping company. Recommends max height of plant growth on the shoreline be 36 inches or less.

Minutes were approved with a motion to dispense of the reading and approve as written by Cindy, Erick.

Officer Reports were waived with a motion by Erick, Cindy

Committee Reports:

ARB

The ARB Committee representative Najwa Wynn reported on updates to the ARB application form. Discussion on variance and waiver documents. Legal to review wording around variance and waiver documentation requirements proposed for the revised form. Discussion of wording around submission requirements for ARB applications to be submitted no later than the 20th of the month. Declaration section 6.4 requires all ARB application decisions be made within 30 days or the application is deemed approved. Motion entered by Erick, Janet to table revisions to the form until they are reviewed by the attorney.

ARB guideline revisions are still pending. BOD requested ARB to provide whatever updates they have made for review and to continue to process through the current guidelines with updates back to BOD.

Next quarterly ARB walk-through and inspection of common area is scheduled for 4PM on July 31. Ms. Wynn will not be present and she asked for remaining members of ARB to coordinate and conduct the walk-through in her absence.

Social Committee: Not present, no report provided

Michaela read her managed report. June financials were unavailable at the time of the board meeting.

Homeowner's Forum commenced at 8:02PM.

One Homeowner voiced additional questions and concerns about BMP maintenance and water quality. Advised Clarke contract offer would be handled during new business. Question raised by homeowner about status of the newsletter. Advised by the BOD that the previous volunteer resigned and we had a period where no homeowner was willing to author the newsletter. Recently a volunteer has stepped forward and the BOD will coordinate with that homeowner on the next newsletter. Concerns were raised about posting the minutes from Board meetings timely. Michaela advised we cannot post minutes until they are read and approved at the subsequent BOD meeting, but then they are added to the website timely once approved. Discussed the concept of posting draft minutes but this will need to be deferred until the attorney can provide guidance on action without meeting. There was a complaint raised that the new meeting sign is "small". Michaela advised postcards were mailed and the meeting information is on the website. Every effort will be made to place the sign at the neighborhood entrance a day or two prior to the scheduled meetings. There was a quote offered for the food for community day.

There was discussion about how topics can be recirculated and it seems that meetings rehash old business. There was a general call to all meeting participants to follow meeting etiquette and limit homeowner discussion to the homeowner forum section of the meeting to permit the Board to conduct appropriate business in the business portion of the meeting. There is a communication chain of command within the ARB and the BOD that should be followed to ensure clear communication to all impacted parties and that business moves forward. All decisions will be made during the business portion of BOD meeting.

Homeowner's forum closed at 9:00PM.

New Business:

Mailbox warranty information reviewed. June 21, 2016 the mailbox replacement project was completed and closed. The project was signed off by BOD and JG Evans. Ownership and future maintenance responsibilities of mailboxes returned to individual homeowners effective June 21, 2016. There is a 1 year warranty period in effect June 21, 2016 to June 21, 2017. If any homeowner has issues or concerns with their mailboxes they should contact Michaela and the information will be addressed by Michaela and the BOD as appropriate.

Proposal to post DRAFT BOD meeting minutes to the website if the attorney raises no concern. Erick will follow up with the attorney on several issues and share her response.

Old Business:

Storm Drain repair is complete

Affirmed Way BMP maintenance proposal, water quality contract from Clarke deferred to Aug 9 BOD meeting. Motion to table the contract review by Erick, John.

The board moved to executive session at 9:15pm and closed at 9:33pm. Adjournment at 9:34pm.