



**Hall Associates**  
Commercial REALTORS since 1975

## Colonial Green Homeowners Association

HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011  
112 Kirk Avenue SW - Roanoke Virginia 24011

Chrissy Greene/Vice President of Association Management – cgreene@hallassociatesinc.com

### **MINUTES - BOARD OF TRUSTEES MEETING**

January 20, 2023

#### **Pending Review/Approval at Next Board Meeting**

Trustees Present:	Allison Ratcliffe	Developer/Trustee
	Wynne Phillips	Developer/Trustee
Board Members Present:	Steve Cronemeyer	President
	Neil Damgaard	Treasurer
Others Present:	Chrissy Greene	Association Manager
Trustees Absent:	None	

#### **I. DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with all four board members in attendance. Also present was Managing Agent Chrissy Greene. The meeting was called to order at via Zoom at 10:05 AM.

#### **II. OWNERS FORUM**

There were no owners present who wished to speak.

#### **III. BUSINESS**

- **Minutes 08/17/22** – a motion was made (Damgaard) and seconded (Phillips) to waive the reading of the minutes and accept them as written. Motion passed unanimously.
- **Financials** – the account balances through 12/31/22 were: TBD

Operating Account	\$ 68,855.83
Operating Reserve Account	\$ 34,157.39
Capital Reserve Account	<u>\$172,017.29</u>
<b>Total Combined Assets</b>	<b>\$275,030.51</b>

A motion was made (Cronemeyer) and seconded (Damgaard) to approve the financials through 12/31/22. Motion passed unanimously.

- **Business:**
  - **Center Green landscaping bids** – additional bids were obtained from RSG and CLC. Those combined with the bids from Varsity (which were withdrawn) and TJS, means there were 4 bids in consideration. CLC has the best overall bid and has a plan for watering. They

would want to start the planting as soon as possible. Discussion ensued. A motion was made (Cronemeyer) and seconded (Damgaard) to approve the landscape improvement bids and watering plan from CLC. Motion passed unanimously.

- **Drainage Issue at Townhomes** – repairs completed. Nothing further to report.
- **Gutter Guards** – installation was complete.
- **Development Update** – Wynne Phillips reported that the developer is currently evaluating the scope of all projects. There is no timeline available on a start date, because it will be based on availability of materials, etc... Any proposed changes would take 8 months or more for planning and development, so no work is expected to begin in 2023. It will likely be at least 2024.
- **Developer Dues** – the developer reached last Summer regarding the assessment of dues against the developer. In every other community they've developed, they have never had a community where the developer is assessed dues on vacant lots. The developer pointed out a provision where the Board can approve the non-assessment of dues on developer owned lots that do not have any structures built on them. The developer advised the Board that they would like to have the developer dues waived and budget accordingly. The community is still under developer control, so this approval could easily be accomplished. A motion was made (Ratcliffe) and seconded (Phillips). Motion passed with three in favor (Phillips, Ratcliffe, Damgaard) and one opposed (Cronemeyer).
- **Social Committee** – this is still in process.

#### IV. EXECUTIVE SESSION

A motion was made (Cronemeyer) and seconded (Ratcliffe) to go into Executive Session to discuss delinquencies and a legal issue. Motion passed unanimously.

After Executive Session, no action was taken.

#### V. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be Friday April 21<sup>st</sup> by Zoom. Join Zoom Meeting

<https://us06web.zoom.us/j/83394539569?pwd=TORWUEgvZnFRcmRvSCsyTINkWXhSdz09>

Meeting ID: 833 9453 9569

Passcode: 927791

To call into the meeting, please dial (929) 436-2866 and when prompted, please enter Meeting ID: 833 9453 9569 and when prompted, please enter Passcode: 927791

The Annual Meeting will be September 12, 2023 at 2 PM, location to be determined. As a reminder, please also check the website for meeting notices – [www.colonialgreenhoa.com](http://www.colonialgreenhoa.com)

#### VI. ADJOURNMENT

The meeting was adjourned at 10:55 AM.