

DRAFT

**West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
May 19, 2021**

Board Meeting

Meeting was called to order at 6:04 pm via video conferencing-gotomeetings.com.

Attendees:

Hugh Stephens, President
Mark Heller, Vice President
Chandler Calvert, Secretary
Bobby Ross, Treasurer
Tim Ryan, Director
Chuck McKinney, Director
Bob Overholt, Director

Brett Campbell, Community Association Manager

The nature of the declared emergency from Covid 19 makes it impracticable or unsafe for the governing board to assemble in a single location and the purpose of meeting is to discuss or transact the business necessary to continue operations of the common interest community association and the discharge of its lawful purposes, duties, and responsibilities.

The purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body or common interest community association as defined in § 54.1-2345 of the Code of Virginia and the discharge of its lawful

purposes, duties, and responsibilities. In this case, The meeting was an open meeting and approximately 37 homeowners were present online.

The President announced to all of the attendees that the meeting is being recorded.

Homeowners Forum:

The floor was opened for homeowner's questions and comments. Three homeowners addressed the Board.

Voting Member Reports:

Arthur Park Voting Member Tom Luckman reported.
Rosecrest Voting Member John Shumate reported.

Approval of Minutes:

- Chandler Calvert made a motion to approve the minutes from the March 17, 2021, Regular Board Meeting. Motion carried.
Unanimous

Reports:

- Financial report was given by Bobby Ross.
- Landscaping Report was given by Chuck McKinney.
- Management Report was given by Brett Campbell.
- General Managers Report VH&P was given by George Davis

Unfinished Business:

- Golf Course Consultant Proposals:

Hugh Stephens moved to discuss the proposal. Motion carried. Unanimous.

Hugh Stephens moved to table the issue indefinitely. Motion Carried. Unanimous.

- Discuss Declarant per Article XVI to Compel Maintenance of the Golf Course to Community Standards:

Hugh Stephens moved to discuss this topic. Motion carried. Unanimous.

Hugh Stephens moved to proceed with compelling the maintenance of the course using steps 1 -3 (listed below) in accordance with the subject article. ***The legal fees are estimated between 5 & 15 thousand there are no caps to lawyer fees.**

- 1) Give written notice, stating the legal basis of the claim, a proposed resolution and request to meet;
- (2) Make “reasonable” efforts to meet and confer to try and resolve within 30 days of the notice.
- (3) Within 30 days of step (2), submit the issue to an independent mediator service

Bobby Ross seconded the motion. Motion carried, 6 in favor one opposed. Chandler Calvert opposed.

New Business:

- Additional Landscape of W.C. Capital Property:

Hugh Stephens moved to discuss the topic. Motion carried,

Unanimous.
No Board action taken.

- Strategic Discussion Regarding W.C. Capital:
Discussion not needed as subject was covered in unfinished business
- Impact of Home Value to Closure of Golf Course Property:
Hugh Stephens moved to discuss the topic, Motion carried.
Unanimous.
No Board action taken.
- Formalizing Communications with the City topic added to agenda by Hugh Stephens who moved to discuss the topic.
Motion carried. Unanimous.
No Board action taken.

Executive Session:

- 7:30 PM Hugh Stephens moved to adjourn the business meeting and move to Executive session to discuss personnel matters. Homeowners were asked to log off at this time and to log on again at 7:40 for the continuation of the Business meeting. Motion Carried. Unanimous. Bob Overholt logged off and did not participate.
7:39 PM Hugh Stephens moved to adjourn the Executive Session. Motion carried. Unanimous

Open Session:

- 7:40 PM Hugh Stephens moved to reconvene the Business meeting. Motion carried, Unanimous.

Chandler Calvert moved to accept the Village Hall Staff Payroll

as presented dated May 12. Motion carried. Unanimous with Bob Overholt abstaining.

- Tim Ryan move to adjourn the meeting. Motion carried. Unanimous.

7:43 PM

Meeting Adjourned

Respectively submitted,
Chandler Calvert, Secretary

* Wording revised 14 July 2021 Board meeting.