

DOCKSIDE CONDOMINIM ASSOCIATION BOARD

P.O. Box 1000

Hayes, VA 23072

August 16, 2007

President Pettyjohn called the meeting to order at 7:00 P.M. at VIMS. Members present were Lawson, Schaefer, Tribble and Winstead.

Owner's Comments:

Rosemarie Motto was present and said she had been feeding the two stray cats because Gloucester Animal Control and two other organizations have been unsuccessful in trapping the two cats, one a female, and the other a neutered male approximately 12 years old. President Pettyjohn advised we have rules and must abide by them and cannot make exceptions.

George Payne requested permission to install an air compressor behind one of his storage units in a manner similar to the one installed behind the DCOA maintenance building. He and Frank Witek also requested permission to put two picnic tables behind their storage units. Both of these items were approved would be reviewed by the Board and Payne and Witek would be contacted about the decision.

Jeff Wehrung wanted to know the status of the electricity installation on "A" dock. This has been approved and we are waiting until Calvin French can schedule the installation. Jeff also advised one of the light poles at the end of "A" dock is loose. Also one of the deck boards that was replaced on "A" dock has cupped and he has seen two people stumble on it.

Termite Report:

Larry Austin said there have been more hits on four buildings (buildings 9, 15, 23, and 24) thus far than all of last year. He has taken samples from the termite stakes to Saluda and the opinion of the county agent who reviewed them was inconclusive as to whether there were termites in the samples. Larry said we are spending about \$400.00 per month on termite kits and wonders if this is worth while. He said there are granules available from Home Depot for \$39.95 that can be spread around the foundations and watered in to prevent termites. He wondered if this would be a viable option. Paul Schaefer said one of our termite contractors was to come out the following day, but said they are reluctant to treat areas unless they see actual termites. A suggestion was made to have an expert not affiliated with our termite contractors do an independent study.

Grounds Report:

Jeff Wehrung reported that he is ready to begin arieking and seeding. We have lost two trees this summer thus far, and there is a possibility of loosing three more due to the drought. The cost to replace these is \$200.00 each.

Frank Witek expressed concern about spruce trees planted behind his storage building that have weeds growing up in them. Jeff responded that these were not included in the grounds maintenance contract for this year and would take this up with the board. George Payne questioned why the grass behind the new storage sheds had died. Jeff advised that this was winter rye planted by the contactor as an erosion control as required by the county and permanent seeding is to be done in the next few weeks.

Secretary's Report: Approved as corrected.

Treasurer's Report:

There is an error in the boat storage assessments which appears to be related to an error in the budget. Rollins & Associates has checked this three times.

President Pettyjohn said our Declaration provides for posting of delinquents, however at this time there are none that need posting.

Report was approved.

Maintenance:

Screens continue to be a problem. Dave Winstead ordered a trial screen that was a standard size and found it to be ½ inch too short. He will try another source to have them custom made.

On Going Business:

New Storage Units – three owners have still not gone to Rollins & Associates to sign the assignment forms so the deeds can be recorded.

Management Companies:

The proposals from Chesapeake Bay and GSH have been reviewed and there is a significant cost difference. Reference checks were done on both as well and some of the properties managed by both were visited by John Lawson and Dave Winstead.

Chesapeake Bay Management Inc.

Reference checks were positive with prompt action to service requests. Weak point was attributed to their accounting service due to turnover (we will continue to use Rollins & Associates).

GSH

Reference checks indicated they kept records well, but had some problems in the area of accounting. Excellent response to associations using their reserve review services. Mixed bag on service requests.

Dave and John inspected Willow Creek and Jackson Creek condos in the Deltaville area. At Willow Creek it was hard to get a handle on grounds maintenance because most of the area was left natural. Units looked well kept.

Jackson Creek looked good, but in speaking with someone on the premises found that most units were occupied seasonally.

Paul Schaefer made a motion to go with Chesapeake Bay Management which was approved subject to some modifications in their proposal. A meeting will be set up with Chesapeake Bay to go over the modifications we desire and also to meet with the manager who we will be working with within the next ten days. We are targeting September 1 to have the company begin management of Dockside.

Committee Updates: none

Motion was approved for aerating and seeding around all buildings.

Pool Issues:

There were some problems in the pool area a couple of weeks ago that have been addressed. The sheriff's department has installed a video camera overlooking the pool. Sarah Meintel says there is evidence of people climbing the fence and would like to have a second camera covering the fence, however it is unknown if the sheriff's department has a second camera we can use. A sign is being made and will be posted to warn of electronic surveillance and that violators will be prosecuted.

Dock Committee:

None has been formed, but Dave will probably handle this once a management company is in place and he is free from day to day maintenance requests.

A motion was passed to have John Lawson succeed President Pettyjohn and conclude her remaining term which includes four months as president and one more year on the board.

Board went into Closed Session at 8:22 P.M.

Discussion covered trailers still being left in the common areas in the storage shed area, driving on the grass behind the new storage areas so as to adversely affect the wetlands control required by the county.

Meeting adjourned at 8:38 P.M.

