

DOCKSIDE CONDOMINIUM ASSOCIATION BOARD  
PO. Box 1000  
Hayes, VA 23072  
February 15, 2007

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

**Owner's Comments:**

Eight owners were present. Questions arose regarding the use of DCOA website. Paul stated that there was now a place on the web site for punch list for maintenance items. There are three lists: one list is a punch list and includes items that Hunt is to complete. The second list reflects regular maintenance items called in by homeowners, and the third list includes maintenance items that the Board has planned. All homeowners can review via the website the lists and the progress made towards completion.

Jeff Wehrung wanted to know if part of the maintenance fee for the docks was going toward a fund for dredging or if the money had been diverted during the siding project. Paul addressed this and stated that this year there would be a separate account set up within the dock category specifically for dredging. Jeff also mentioned that since the dock fees had been doubled for 2007, that the electrical on Dock A needed to be upgraded badly. This is one of the projects scheduled to be done this year.

Roger Davis wanted to know if there was a separate fund set up as a reserve fund. Paul advised that the accounting system was going to be restructured so the amount of the reserve fund could be readily accessed.

**Secretary's Report:**

Report was approved as presented.

**Treasurer's Report:**

Report was approved as presented.

**Termite Report:**

Larry Austin reported that the number of hits had declined with the exception of Building 9 which had 10 hits, most of which came on one end of the building. This end of the building had had mulch at one time and this will be removed.

## **Grounds Report:**

Jeff Wehrung indicated that we are almost out of the terra stone, and did not know where to obtain it other than going to Hampton. Apparently E. G. Hunt had obtained the prior loads and had gotten them at a very good price. Herbicide has been applied to all of the beds. Jeff mentioned there is a chemical that can be applied to tree trunks that will protect the trees from bag worms. He was not sure of the cost nor how much he would need. He is to provide this information. He also stated that a drain needs to be placed behind Building 4 to stop the erosion. The top soil and seeding used there had washed away for the most part. He suggested planting some special grasses on the banks in an effort to stop erosion and keep from having to put so much rip rap in. It was agreed to go forward with this to see which type of grasses would provide the most favorable result.

## **Maintenance Report:**

This consists of the punch list that was presented earlier, most of which had already been addressed. Dave also brought up the fact that he had replaced most of the light bulbs that were out, but there were several lights that he could not get to come on. Susan suggested he hire an electrician to assist with this. Dave and Susan will meet with E.G. Hunt to address issues that remain regarding his work.

## **Ongoing Business:**

New Storage Shed Update: Apparently all that remains to be done by Hunt is to put gutters on these buildings.

Financial Update: Paul will check to see if there have been additional payments by the two owners who have made partial payments on the new storage buildings. Susan will meet with our attorney later in the month on this.

Deeding Update: Our attorney is handling this and Susan will meet with him later this month.

Management Company Update: Susan requested that each trustee send to her a list of the duties we will want handled and she will draft a proposal for us to review at the March meeting. The proposal will then be sent to three firms for bids and the goal is to make a decision by April.

## **New Business:**

Recreation committee and Neighborhood Watch committee hand outs were prepared and distributed to all board members by John Lawson:

Duties and Responsibilities of the Audit Committee and Communications Committee were distributed to all board members by Paul Schaefer.

**Board went into Closed Session at 8:15 PM**

Issues addressed were the finalization of projects by E. G. Hunt.

Final payment from Allstate Insurance Co. was received on February 15, 2007 which represented the depreciation which was withheld until repairs were complete.

Abuse of the Environmental areas by the new storage sheds caused by driving across the grassy areas. Susan said she had attempted to contact one of the people doing this and had left a message on their answering machine.

Status of past due maintenance fees of some homeowners was discussed and a plan of action was agreed upon by the Board.

Meeting was adjourned at 9:10 PM