

CABIN CREEKWOOD HOA
QUARTERLY BOD MEETING
March 27, 2025, via ZOOM

Meeting called to order at 6:06 pm

Quorum met

Board of Directors Present:

Angela Mayers, President
Kathryn LaGamma, Vice President
Sharon Bailey, Treasurer
Bonnie Seers, Secretary
Maria Nieves, Member-at-Large

Homeowners in attendance: 2

Association Management:

Malini Zeigler

Approval of Agenda

Bonnie Seers made a motion to approve the agenda for the March 27, 2025 meeting and Angela Mayers 2nd the motion. Unanimously passed.

Approval of Minutes

Bonnie Seers made a motion to approve the minutes from the November 14, 2024 meeting and Maria Nieves 2nd the motion. Unanimously passed.

Kathryn LaGamma made a motion to approve the minutes from the January 25, 2025 meeting and Bonnie Seers 2nd the motion. Unanimously passed.

Committee Reports

- **Landscape:** none
- **ACC:** 1 request is being discussed, and the decision will be communicated to the Management company by a representative of the ACC
- **Financials:** none
- **Website:** Our .com address, and domain/privacy/protection have been paid for the year. Bonnie Seers moved that Kathryn LaGamma be reimbursed for the expense. Maria Nieves seconded the motion. Unanimously passed.
- **Newsletter:** The Spring/Summer issue will be completed and mailed in April

Homeowner Forum:

A homeowner noted that they've seen vehicles parked in yards on multiple occasions. Management recommended that homeowners inform the towing company when this occurs, as this is a towable offense per the HOA Rules & Regulations. The towing company is contracted to patrol the neighborhood for illegal parking and expired tags at least once a day, 7 days a week. Another homeowner expressed concerns that the large vehicles parking on Eustace Rd. make turning from

Appalachian dangerous. It was suggested that the homeowner contact VDOT with their suggestion that a mirror be placed along the street to make turning safer.

Management Report

- Management has been responding to calls from homeowners looking for clarification about the additional assessment and checking on their account balances.
- Management is gathering bids for the Community Concrete Curb Repair and Mill/Overlay Staunton Court specified in the additional assessment. One bid is in hand and 2 more are expected in the upcoming weeks. Finlay Asphalt, Brothers Paving, and Stansfield Paving.
- Due to recent storm damage, Management is also gathering bids for dead tree removal and branch trimming in our community.

Old Business

- Update on the Library box discussed at the Jan. 25 meeting: The LaGammas will be calling Miss Utility before community volunteers dig the hole and install the post.

New Business:

- Snow removal budget has currently been exceeded by \$2,000. This is always a best guest and cannot be avoided.
- Content for the Spring/Summer newsletter was determined.
- Date for 2025 Annual Inspections to set for the morning of May 1. ACC committee members will participate so that sections can be divided up with board members and the task can be accomplished quickly.
- GFL contract is up for renewal this year and Management is gathering proposals from new companies. The possibility of dropping pickup down to once a week to save money was discussed.

Adjourned general session at 7:18pm

Kathryn motioned to conclude the general meeting and move to the Executive session and Maria 2nd the motion. Unanimously passed.

Executive session

Delinquent accounts and other financials were discussed.

A homeowner notification of driveway storage containers related to a home improvement project was discussed.

Returned to general session at 7:49pm

Meeting adjourned at 7:50pm

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____