

MINUTES OF THE HIGH CHAPARRAL PROPERTY OWNERS'
ANNUAL MEETING HELD ON JULY 18, 2009

The annual meeting of the High Chaparral Property Owners' Association was called to order by Chair D. K. Dial at 11:05 a.m. at Skyview Baptist Church. The Invocation was given by Charles O'Connor.

Attendance and proxies provided a quorum so the first item of business was to approve the agenda. A motion was made by Michael Goldman and seconded by Charles Ipock to approve the agenda. The vote was unanimous.

D. K. Dial announced that if anyone wished to speak at the meeting there would be time at the end of the meeting. She asked that speakers limit their remarks or questions to three minutes so that all who wished to speak could be heard.

The minutes from last year's annual meeting, held on July 12, 2008, were presented. There were no additions or corrections to the minutes. A motion was made by Ardith Reece and seconded by Charlotte Gunderson to approve the minutes. The minutes were approved unanimously.

D. K. Dial thanked the board and other property owners who had contributed their time and expenses during the past year. Special thanks was given to Jeff Sehen for monitoring the water system on a regular basis. Jeff has been our "Guardian of the well".

Chair D. K. Dial noted that two legal papers had been filed: the annual corporation papers with named agent attorney Thomas Hodges and bonding for the Board. She further noted that the 501c4—IRS Not-For-Profit form has not yet been filed because of the \$750.00 filing fee. The advantage of having this status would be the tax exemptions when conducting business for the HCPOA.

The next item of business was the current status of the HCPOA.

1. Maintenance

D. K. noted that the Board has used the road fees for this year to take care of grading and putting gravel on the roads. The cost of putting new gravel on the roads was covered by this year's road fees. The paved road is in very bad shape with lots of potholes. Most everyone except the people on Boot Hill uses the paved road to get to their homes and property. The Board approved a personal loan, interest free, of \$1,100.00 for filling in the pot holes on the paved road, to be paid for out of the 2010 road fees. To repave the road, entirely, would cost an additional \$21,200.00. At this time the HCPOA does not have that much money. Since we have invested so much in graveling and in filling in the potholes, those expenses should be far less in 2010. Therefore, the Board suggests that we build up a reserve for paving instead of assessing property owners for the expense of paving.

2. Late Fees/Liens

According to the original and amended restrictions in Articles 13 (Amended) and 15 (Original), if maintenance and water fees are not paid in a timely manner, liens may be placed on the property. Chair D. K. Dial learned from the county clerk's office that an attorney would have to file the forms to put a mechanic's lien on someone's property. There would be that fee and the filing fee of \$21.00. She encouraged everyone to pay their fees on time so that such action would not have to be taken.

3. Common Property

Until this date the community well and the clubhouse are on lots that belong to the Vestal's and the Coleman's since High Chaparral Corporation, Inc. (the Development Corporation) was not renewed at the end of 2008. The Vestal's have indicated their desire and willingness to deed their share in the lots containing the community well and the clubhouse to the High Chaparral Property Owners' Association.

Attorney Tom Hodges, had suggested this would provide the POA with a stronger legal position, in terms of operating the property. D. K. clarified that the roads belong to Carroll County, having been filed in the plat book at the courthouse. HCPOA does not have authority over the ownership of the roads. The county will maintain the roads when they meet county specifications.

Chair D. K. Dial informed the group that the POA community well funds have paid the taxes on the well lot for 2008 and all of the fees for testing the water and Jeff Sehen has monitored the community well on a regular basis since last Fall. We are also planning to paint the water tank this Fall before rust sets in.

Given these circumstances, the Board recommends that the POA be willing to accept the Vestal's share in the lots on which the community well and clubhouse are located. Judy Bost made a motion and Steve Bristow seconded that the HCPOA accept the very *generous gift from the Vestals*. *The motion passed.*

Attorney Tom Hodges was confirmed as the legal counsel and corporate agent for the HCPOA.

Dial commented on the need to keep good records and requested that any property owner provide notice of purchase/sale so that we may send newsletters and invoices to the appropriate owner. In addition, VA. Code 55-551-II requires that disclosure packages be provided to new property owners. D. K. provided the current disclosure package for review by any member who wanted to see it. Basically it contains: corporate papers, fees and use privileges, current budget and financial statements, legal documents, information on future expenses and insurance coverage. There is a fee of \$50.00 for this package.

E-mail addresses were requested so that postage costs could be reduced for the bi-annual newsletter. It was requested that volunteer editors would be welcome. Also, any news items property owners wished to have put in the newsletter would be welcome.

Election of Board-

Ralph Magee, member of the Nominating Committee, presented the slate of board members to the group. He called to attention that two nominees for the Board with two, non-voting alternates were presented. This provides us with a way to give potential Board members enough information to move right into Board membership status, by having them attend Board meetings and keeping them informed of Board activities so they are not strangers to the activities of the Board. We expect that, once we have our structure and organization in place, Board business will be routine - - "Collect money and take care of community property".

The results of the election were as follows: elected to three year terms were D. K. Dial and Phil Kennedy. The alternates elected were Sandy Levy and Bill Smyer.

Treasurer Charles O'Connor reported on "out-of-pocket expenses" and presented the 2009-10 fiscal year budget. The proposed budget was approved.

There being no further business, the meeting was adjourned at 1:00 p.m.

Respectfully Submitted,

D. K. Dial, Board Chair

Charles M. O'Connor, Secretary/Treasurer