

OHECA Board Meeting-November 16, 2022

Attendees: Gary Koblitz, President
Stacy Cheshire, Vice President
Debbie Milford, Treasurer
Patti Alf, Directory Advertising and Distribution
Adair Petty, Grounds
Les Terry, Membership
Jody Terry, Membership
Tom Malejko, Membership Records (incoming)
Janet Towles, Website (outgoing)
Scott Hasenpflug, Website (incoming)

The meeting was called to order at 8:00 p.m. G. Koblitz announced that this meeting was for board members only as the budget is the main agenda item. The results would be available to membership attendance at the next board meeting.

D. Milford began the discussion of the budget. She stated that she feels strongly that the board abide by the budget as approved by the general membership. She suggested that for the purpose of developing a budget for 2023, we should overestimate and include “what if’s” and wish list items. There is over \$100,000 in our bank accounts. We need to maintain some funds in the bank while also making plans for the use of this surplus for special projects. There is no mention in our Bylaws about dealing with surplus funds.

In searching for our federal identification number, she discovered that our tax-exempt status was revoked in 2013 due to not paying taxes. We will need to consult a tax attorney/accountant. Les Terry volunteered to search for candidates for this task.

Board members formulated the proposed budget. It was based on past information and projections for the future. D. Milford provided information about specifics in categories such as Fees and Processing Fees. The item previously listed as Attorney Fees was changed to Consulting Fees to reflect the possible need for accountant fees to deal with our tax-exempt status.

Income

Membership	16,000
Directory Ads	3,000 (current campaign information)
Donations	3,500
Ad Refunds	deleted
Miscellaneous	<u>deleted</u>
Total Income	22,500

Expenses

Architecture	50
Consulting Fees	2,500
Directory Printing	2,000
Fees	500
Landscaping	9,500 (4 litter grabbers will be purchased for approximated \$50)
Membership	3,500 (increase due to pool signage, purchase of 2 new signs)
Neighborhood Watch	50
Newsletter	0
Officers' Liability Ins.	1,500 (G. Koblitz has contacted another agent, possible changes)
Presidents' Misc.	1,000
Processing Fees	1,200
Signs/Maintenance	200
Special Events	200 (gift card prizes will be discontinued)
Storage Locker	840 (a larger space needed to accommodate signs)
Transportation	0
Treasurer Supplies	50
Website/MTK	250 (J. Towles suggested some additions to website capabilities)
Yard Sales	<u>50</u>
Total Expenses	23,390

As the income and expenses should balance, G. Koblitz and D. Milford will be meeting to adjust, as necessary, for presentation at the next board meeting.

Capital project proposals: Decision to allocate \$20,000 to these projects.

Curb painting: \$4,050 G. Koblitz contacted a person who will paint house numbers on the curbs of paid members for \$9 per residence. Although the painter is willing to paint for non-members (OHECA would be responsible for collecting those painting fees), the board felt that process would be too cumbersome to appropriately manage. Ultimately, the board decided to: (1) provide the curb painting as a service that owners can opt-out of if they don't want it done; and (2) OHECA will advertise this service to all community members, with information for how non-members can join OHECA and be included in this year's curb painting.

Median trees: \$10,000 VDOT will cut down trees. Cost unknown for grinding stumps and if VDOT will provide that service. New trees to replace the removed trees will be offset from stumps. Suggestions for the type of trees will be solicited.

Cherry Run Park benches: \$5,000 S. Cheshire reported that walkers could benefit from benches placed in this park. This would also be a way for the homeowners in that part of Orange Hunt to see OHECA input to their area and to also place our membership, etc. signage. S. Cheshire to investigate ownership of the park. Suggestion to place community name on the benches. Possibility of addition of landscaping. Liability issues were also addressed.

Future idea: Entrance signs to be placed on Huntsman and on Sydenstricker. \$20,000. Tabled for now.

Membership: L. Terry advised that 1/3 of our member homes are not getting the attention of other areas of the neighborhood (Reservation/Cottontail pool areas). He suggested the purchase of 2 additional signs that can be placed at Cottontail pool and Cherry Run Park to spotlight membership and other community information. The issue of additional storage footage for storage of signs was brought up. These items have been incorporated into the proposed budget.

Grounds: A. Petty reported that half of the azaleas planted at community entrance have died due to extreme heat this summer. He will follow up with Betty's Azalea Ranch regarding any guarantee. Azaleas will have to be replaced. A safety concern was noted about overhanging branches on Old Keene Mill Road which obstructs the view of oncoming traffic. A. Petty will contact VDOT or he and G. Koblitz will trim.

Contests: There was discussion on whether gift cards should be continued. This is an annual expenditure of \$700. The board decided to abolish the gift cards in 2023.

The meeting was adjourned at approximately 9:30 pm. G. Koblitz will advise on the date of the December board meeting to finalize the budget before the general membership meeting.