

**September OHECA Virtual Board Meeting Agenda**  
**Zoom Meeting**  
**Sept 8, 2021 at 8 p.m.**

- Call to Order 8:03 p.m.

Board members present- Gary Koblitz, Julie Chesser, Gary Jensen, Patti Alf, Melissa Low, Stacy Cheshire, Adair Petty, Janet Towles, Debbie Milford, Pawel Kusmierek

Non Board members present- Kitty, Frank C, Abigail Malejko

- June Board Meeting Minutes- Minutes approved via prior email communication between board members and posted on the website, so minute reading was dispensed.

- President's Topics-

President circulated change proposals previously for Board comment. Further discussion pursued and was focused on major issues, primarily the timing of the budget approval meeting and how to ID the treasury surplus for conformity with state and/or federal regulations for a nonprofit organization. Treasurer recommends a budget approval meeting in mid-January to sync budget approval with OHECA FY (J-D). The existing requirement that the budget be approved at the annual March membership meeting is not workable. Elections likely can continue at the March annual meeting.

The President will rework his bylaw change proposals and circulate to the board for further comment. Once there is a consensus all changes will be discussed with the attorney.

The goal is to conclude this bylaw rework project by year's end.

- Insurance- Existing insurance policy is up in March, board is looking into a less expensive policy. The current policy looks like it was written for a standard HOA not a community association. This was discussed with the attorney and will be followed up with her at a later date.
- Board Vacancies- Membership and Neighborhood watch positions are vacant. These programs cannot continue with out a leader. Neighborhood watch may be dissolved if a coordinator, more captains, and more patrol volunteers do not come forward.
- Brochure- Gary has created and printed a brochure. These copies are available outside of his home if anyone would like to distribute.
- Fall Newsletter Topics Call- Dissemination scheduled for later this month.

- VP Topic: Leaf Vacuuming Status-

Stacy Cheshire is investigating companies that will vacuum leaves. Some members have shown interest, pending cost. Hoping to firm up by the end of the month. Considering advertising on Facebook and final email will be sent. Projected price to \$250-300 for 6 pickups.

- Committee Reports
- Membership: Fall Drive

- Neighborhood is turning over. Suggested doing a mailing to increase membership. Other ideas discussed, facebook, Nextdoor, etc. .
- 20 lawn signs created advertising benefits of membership. Suggested placing for a one month period on lawns of willing members.
- Maureen Reed (former architecture review board member) has MTK experience and is willing to help.
- Suggested advertising on the Sangster side of the neighborhood. potentially with a permanent sign board or transportable "A" frame.

- Treasurer's report-Membership is down
- Accordingly the budget down \$1300
- Unsure what to do with excess funds, discussed potential capital improvement projects and IRS implications of carrying over a surplus. Perhaps this surplus could be labeled a reserve fund maintained for major unbudgeted expenses.

- Grounds

- Median Trees- two median trees on Huntsman have died. VDOT will remove them in the next 30 days instead of OHECA paying a contractor \$750 to remove them. The medians on Sydenstricker and Huntsman will then be missing 5 trees, the 2 being removed and three others which have died in the past and were removed. Coordination is being made with VDOT on a process for planting new trees in those locations. It is not known at this point if VDOT has funds for this or if OHECA might need to fund the replacement trees.
- Median Grass - A neighborhood volunteer is experimenting with overseeding a section of the median at his own expense to see if a better quality turf can be grown. OHECA does not currently plan to oversee all the median turf as it would be problematic scheduling mowing and watering to grow the new grass and it would be costly for little effect. OHECA grounds opines that the current turf is adequate.
- Fall 2021 Adopt-a-Highway Event- Once a fall Eagle Scout Adopt-a-Highway project is completed cleaning up Huntsman Blvd, OHECA will then be the Adopt-a-Highway custodians of Huntsman Blvd.
- The Spring 2021 Adopt-a-Highway Cleanup conducted by an Eagle Scout candidate and volunteers yielded 12 large orange bags of trash that were disposed of in a Sydenstricker church dumpster by permission to expedite the clean up.

- Yard Sale, Big Item, Doc Shredding-

- Oct 2 is the proposed date for the fall community yard sale in conjunction with Winston Knolls. Patti will do Facebook and Janet will do Next Door advertising. Gary will send an email to members alerting them of the yard sale.

-Free county shredding events will be monitored and advertised

-Big Item drop off suspended for 2021

- Contests: Halloween contest is on hold till we find a lead. Angela Blackwood can resume management of the contests to follow.
- Directory: Ads Drive-Patti Alf characterized ad request business responses as disappointing, including the Andrews FCU, where OHECA keeps its money. Patti asked the board to give her suggestions to pursue.
  
- Adjournment 9:18 p.m.