

Carriage Mill HOA 2022 Annual Meeting Minutes

Elected Board Members Present: Tiffany Brooks (President), Elizabeth Wilson (Treasurer), John Ward (by proxy), April Kinney (interim board member), Stacey Evans (interim board member by proxy)

Owner's present: names of each homeowner present was recorded on the sign in sheet

Location: Kempsville Library

Date: September 24, 2022

Time: 10:30 AM EST

Note: Meeting did not have the required number of members to constitute a quorum for all voting except assessments. Meeting did not have the required number of members to constitute a quorum for voting on assessments. All minutes are recorded using the 24 hour clock system. With the 24 hour clock system, any minutes written as 1300 is read as 1:00pm on a 12 hour clock system e.g: 1235 is 12:35 pm, 1302 is 1:02pm, 1332 is 1:32pm

1030: President started meeting, welcomed everyone, informed members of meetings agenda, and delivered the President's annual report.

1040: Count of proxies to ensure quorum is met. Quorum was met. Quorum was not met to vote on assessments.

1050: Elizabeth reviewed old business from the 2021 annual meeting.

1100: Elizabeth delivered budget for 2022; line items reviewed, financial statement reviewed

1105: Elizabeth, April & Tiffany talked about plans to upgrade the neighborhood park, parking, safety, landscaping, implementing rental cap, bulk trash/yard debris, HOA violations, easements, volunteers, website and community events.

1130: President open question and answers.

1145: Nominations

1150: Adjourn

NEW BUSINESS

- Budget for 2022: line items reviewed by Elizabeth - Please pay your dues! There are currently more than half the community who still hasn't paid for 2022, a few still outstanding for prior years. Accounts have been moved to Quicken software which is taking some time but it will be more efficient once the process is complete, invoices will be sent out for outstanding dues soon.
- Parking violations: please contact non-emergency police line (757-385-5000) to report violations. The board is interested in speaking with the city about installation of a speed bump at the bend and no parking signs at least in front of mail boxes as postmen are not delivering when they are blocked. The more violations reported, the more likely our concerns will be addressed. Recommendations also discussed regarding changes at the park to provide additional parking spaces for residents to rent as well as a picnic pavilion general use or for event rentals, and/or a dog park.
- Safety: Board is considering hiring private security (random patrolling and issuing notices for violations), will research cost
- Rentals: there has been a large increase of rentals in the community and complaints regarding their tenants who have become out of control and a nuisance to surrounding residents. Landlords not acting to resolve concerns/violations timely. Landlords not providing updated and valid contact information. Discussed implementing a rental cap of 20% and restrictions on rentals and agreed that this would be beneficial to unit homeowners. One homeowner voiced their objection to this as they intended to rent their property in the near future. The Board advised we would review each request on a case by case basis as the goal here is to eliminate problem tenants who are destroying the neighborhood and disrupting the peace and tranquility of our home lives and the unknown entities that purchase properties all over the city but are not local and do not care who they put into our community.
- Volunteers: Board is looking for new members, block captains for each street or anyone willing to help pass out flyers. Please email the board if you would like to be considered.
- HOA violations: discussed complaints of violations such as abandoned vehicles, parking violations, trash cans left in the street, noise, unruly/untidy pets, home/yard maintenance: please notify the HOA via e-mail at carriagemillhoa@gmail.com. It is impossible for the board to see everything that happens so we rely on residents to report complaints too. Let's work together to clean up our community.
- Website: Board is working on getting the website updated regularly it is a huge learning curve as they figure things out so be patient, we hope to be able to provide more updated community information and HOA resources.

- Landscaping: trees along the sidewalks need trimming or removal. Need to find out if the city owns the trees on Canterford and if they can take care of them. Easements are getting out of control with dumping, debris, unburied cables. Discussed residents being responsible for half the easement behind their property, Board is working on cleaning that up.
- Community events: Board discussed providing a dumpster for bulk items and one for yard debris monthly on weekends (Board researching cost and site for placement), discussed wanting to resume events such as semi-annual neighborhood hamburger cookout/block party so neighbors could get to know each other again.
- New Board members elected: April Kinney (present) and Stacey Evans (by proxy)

Meeting adjourned 1150.