



Village at Tinker Creek Homeowner's Association

HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011

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MINUTES BOARD OF DIRECTORS MEETING

February 20, 2026

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Gayle Jessee	Treasurer	2028
	Linda Ennis	Secretary	2026
	Tom Edwards	Director	2026

Board Members Absent:

Others Present: Amanda St. Clair Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 5 Board members in attendance. The meeting was called to order at 10:00 AM in the Clubhouse of Village at Tinker Creek.

II. OWNERS' FORUM

An owner raises concerns about the impact of the park project on their privacy, requesting the HOA to pay for additional landscaping to maintain their privacy. The board will take this request under advisement.

III. READING OF THE MINUTES FROM PREVIOUS MEETING

Draft minutes are posted on the cork board in the library, as well as on the website. A motion was made (Jesse) and seconded (Franklin) to waive the reading of January 16, 2026, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through January 31, 2026 for review. The account balances through January 2026 are:

Operating Account	\$ 12,041.64
Operating Reserve Account	\$ 12,297.25 (Includes \$1,263 from Park Fundraiser)
<u>Capital Reserve Account</u>	<u>\$138,241.10</u>
Total Combined Assets	\$162,579.99

Treasurer Jessee reported on the financial reports through January 31, 2026.

A motion was made (Ennis) and seconded (Edwards) to approve the financials through January 31, 2026. Motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

February BOD Report

The Village's "Love of Food" social event on February 7th was a huge success. After being cooped up for so long by January's snow and ice storm, 29 neighbors braved the frigid outdoor temps to show up for friendly mingle-time while enjoying an assortment of cheeses in their search for the perfect match to go with their favorite beverage. Afterwards we all enthusiastically filled out plates with the delicious dishes of everyone's favorite family recipes.

The evening was filled with lots of laughter and as always - amazing food.

March is right around the corner so for those of us who are avid college basketball fans, that means March Madness. Dig out your favorite team shirts or school colors and join us for a Pizza Party on March 17th. There is sure to be a lot of competitive bantering happening.

Also coming up in March we have planned the second Coffee Talk for this year. Sgt. Wertz of the Roanoke County Police Department will be sharing tips on how to protect yourself from the ever-growing issue of Scamming and Identity Thief.

The date is Saturday, March 21st and will be at 10am here at the clubhouse. Everyone is encouraged to invite neighbors, friends, and family. Come learn how to better defend yourself from the "bad guys".

The Community Engagement/Social Committee is always looking for additional recruits. Melody Boyington of Swansea and Dianne Roberson of South Battery both expressed interest and are now members of our committee. We welcome them with open arms.

Respectfully Submitted,
Caroline Hodges
Social Committee Chair

Clubhouse Maintenance Report –

February 20, 2026

Good morning, after the ice and snow fall, I was asked to purchase items for snow removal at the clubhouse. I purchased 2 snow shovels, an ice breaker, ice melt and a push broom to take care of the sidewalk going into the building. The total cost for those items was \$184.56.

We noticed that one of the microphones was not working at the last board meeting. The microphone is not repairable, and they don't sell a replacement for this model. I spoke with Caroline Hodges, and she told me the speaker and microphones were purchased about 10 to 12 years ago. I can purchase a new set for \$157.93 including tax. I am asking the board to approve this purchase.

We have Jett Cleaning service cleaning the clubhouse once every other month at a cost of \$550. Each visit. When they finished the cleaning on February 10, the owner Shay Jett said they could start cleaning once a

month at a cost of \$225. Each visit. There is no increase in price, we just get our clubhouse cleaned each month. I emailed a copy of the new contract to the board members on Tuesday of this week. When the new contract is signed, they will come clean on the second Monday of each month.

Annette Wickham
Clubhouse maintenance

A motion was made (Jesse) and seconded (Franklin) to approve the purchase of a new portable microphone system for the clubhouse. Motion carried.

A motion was made (Franklin) and seconded (Ennis) to approve moving to a monthly cleaning service with Jett Cleaning service for the same price as the current contracted amount. Motion carried.

Landscape/Pond/Park Committee Report –

The mowing season has officially begun. We would like to remind the homeowners to complete the landscape request form for any changes to your landscape and email that to the committee. These forms can be found on the VATC website or in the library at the clubhouse. If there are any landscape complaints, please forward an email detailing your complaint to the landscape committee.

We've received quotes for the 3 maples on South Battery to be removed and ask for approval from the BOD. Quotes have been sent to the BOD members.

1. Etters Tree Service - \$1,750.00
2. All Natural Tree Removal - \$2,600.00
3. Jays Tree Service - \$1,600.00

This includes removing trees and grinding stumps. Landscape will contact Miss Utility before the removal of the maples begins.

Skip Folks, George DeHart and Jim Nicholson have spent endless hours planning and improvising ways to keep the geese from destroying our homeowners' yards and the areas around the pond. During the recent snow/ice storm neighbors reported kids in the pond area. The stakes and wires used across the ponds were removed. A homeowner contacted Roanoke County Police. Skip Folks and Mike Brown repaired the area with the stakes and wire on February 14. Please contact the Roanoke County police department if you notice any persons inside the pond area.

The park will be a new project for us this year. We recently received documentation that this land is a conservation area and must return to its natural habitat. A town hall meeting was held February 5 at the clubhouse to inform homeowners in the community.

Landscape will request a quote to remove the gravel drive put in by Norm Mason's crew at the park entrance located on Trafalgar Drive. The area will then be reseeded.

The plans with the park are to remove the picnic tables and the firepit from the park and place 2 picnic tables and the firepit behind the clubhouse and 2 picnic tables at the firepit located on Walhalla. The quotes were received February 19 and reviewed by Caroline Hodges, Tom Edwards and Theresa Edwards. Quotes were emailed to the BOD for approval.

The new contact for snow removal will be handled by Catherine Lindstrom and Linda Franklin. All calls during weather related issues of snow and ice should go directly to them. We ask that calls not be made directly to TJs Enterprises or Hall Associates as they cover many areas in the Valley.

Anyone interested in joining the landscape or pond committee please contact a volunteer.

Theresa Edwards
Landscape Chairperson

A motion was made (Ennis) and seconded (Edwards) to approve the removal of the three maple trees on South Battery in the amount of \$1,600. Motion carried.

A motion was made (Franklin) and seconded (Ennis) to approve relocation of the fire pit and picnic tables to the clubhouse area. Motion carried.

Architectural Review Committee (ARC)

A motion was made (Ennis) and seconded (Edwards) to approve two ARC requests for 1184 Cardiff and 716 S Battery. Motion carried.

Communication Committee Report –

Barb Hassell, Editor, reported that the committee has surveyed the community to see if the newsletter is beneficial to homeowners. This will help the committee to determine if they will continue to publish it.

Communication Committee /Division of responsibilities:

Barbara Hassell-Editor -Email: hassellbarbarao@gmail.com
Linda Ennis-Gather materials -Email: lindaennis50@outlook.com
Andy Daly-Write Articles-Email: horsepoopdaily@yahoo.com
Lynne Croner-Computer Processing Email: ellencroner@gmail.com

VI. BUSINESS

Forms – there are copies of forms in the library for owners who may need to submit a change request or form for the Board or a committee’s review.

Website – please accept this friendly reminder to use the association’s website to access the Clubhouse calendar, change request forms, board and committee meeting announcements, minutes, and other valuable resources. www.vatcreekhoa.com The password to the protected section of the site is VATC6101. The password will be updated periodically.

VII. EXECUTIVE SESSION

VIII. NOTICE OF NEXT MEETING

The next board meeting will be held March 20, 2026 at 10:00 am at the Clubhouse.

IX. ADJOURNMENT

The meeting was adjourned at 11:17 am.