



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
112 Kirk Ave SW - Roanoke Virginia 24011

Chrissy Greene/Vice President of Association Management – cgreene@hallassociatesinc.com
Amanda St. Clair / Association Manager – astclair@hallassociatesinc.com

MINUTES
BOARD OF DIRECTORS MEETING

September 9, 2024

Pending Review/Approval at Next Board Meeting

Board Members Present:	Norm Mason Ernie Chambers Gerri Wade	President/Treasurer Secretary Director
Board Members Absent:	None	
Others Present:	Chrissy Greene Amanda St. Clair Jim & Sherry Lewey Annette Wickham Andy Daly Becky Mills Lynne Yates Gayle Jessee Carolyn Sloan Barbara Eanes Steve DeMichele Tom Edwards Jimmy Nicholson Cathy Lindstrom Cindy Gochenour Doug & Marty Murray	Association Manager Association Manager Owners Owner Owner Owner Owner Owner Owner Owner Owner Owner Owner Owner Owner Owners

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all three Board members in attendance. The meeting was called to order at 10:03 AM in the Clubhouse of Village at Tinker Creek.

II. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Chambers) and seconded (Wade) to waive the reading of the June 6, 2024 Board meeting minutes and accept them as written. Motion passed unanimously.

III. FINANCIAL REPORTS

Account Summaries – the Board received the financial reports through July 31, 2024 for review. The account balances through July 2024 are:

Operating Account	\$ 23,400.36
Operating Reserve Account	\$ 25,414.11
Capital Reserve Account	\$127,913.79
Total Combined Assets	\$176,728.26

A motion was made (Chambers) and seconded (Wade) to approve the financials as presented through July 2024. Motion passed unanimously.

IV. COMMITTEE REPORTS

Social Committee Report -

Summertime has been a busy place around the Village with our Hawaiian Luau cookout topping the list for fun. A record-number of neighbors joined together at the clubhouse for pre-dinner games of "Meet your Neighbor" and "Name that Word" resulting in high levels of competition and raucous laughter. As always, the food was delicious and plentiful. For the finale, several of our brave male neighbors donned their grass skirts and leis to show off their dancing moves with their own version of a hula dance. Needless to say, they were the hit of the party.

As the calendar pages continue to turn, we will be making plans for a Witches Brew and Soup Night on October 26th, our annual Turkey Trot and Food Drive on November 16th, and last but not least our VATC Christmas Dinner on December 18th. Stayed tuned for more details.

Landscape Committee Report –

The park is now accessible to mow. The committee will schedule a future date to pick up limbs and clean up the park area. Rip Rap was installed around the rest of the pond. The rock wall is cracking and may need repairs in the future. The committee is looking for donations of perennials, specifically pollinators. There will be a volunteer day on October 10 to clean up the clubhouse grounds.

Transition Committee Report –

The committee has completed the following tasks:

- Review of governing documents, with creation of a list of proposed amendments for Board review.
- Review of contracts currently held by the HOA.
- A forum was held for homeowners to give feedback on what they liked about the community currently, and what they thought needed to be changed or corrected. The feedback was sent to the Transition Team, and a copy was emailed to the community as a while by the Communications Committee.
- Development of a nomination form for proposed candidates for Board positions.

Tasks still underway –

- Create a process to conduct elections for the new homeowner Board.
- September: send out nominations forms for people to nominate candidates. The deadline is anticipated to be October 1 to receive nominations. Anyone nominated must be in good standing with the HOA and must be a homeowner currently in residence in the community. This excludes renters.
- October: Candidate forums will be held several times at different dates and times in order for community homeowners to meet candidates, hear their proposals for the community, and ask questions. The ballots for the election will be sent out in late October, per current planning.
- November: People can return their ballots by mail to Hall Associates or drop them off at the Annual Meeting. They will be tallied and counted by Hall Associates, with two Homeowner Inspectors observing. Results may be able to be announced at the end of the Annual Meeting.
- December: the new Board has 30 days to organize itself, review the budget and prepare for 2025.

V. OLD BUSINESS

New Construction Update –The Developer has three houses left to complete and expects to be done by the end of 2024.

Missing Pavers – this work remains pending construction completion.

Asphalt Repairs – this remains pending bids.

VI. NEW BUSINESS

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. OWNER'S FORUM

Lynn Yates mentioned that there have been a lot of solicitors in the neighborhood knocking on doors. The “no solicitation” sign is missing from the median. Norm will replace the sign and install with concrete so it cannot be removed.

Becky Mills asked about Glo Fiber and how long they will be in the neighborhood. Amanda said she would contact Glo Fiber and find out what is going on.

Marty Murray mentioned that people who reserve the clubhouse need to be responsible for taking out the trash and making sure that it gets picked up by the County.

Jim Lewey thanked the homeowners who had the lights installed to get rid of the geese. So far it seems to be working. He also mentioned that Solitude needs to clean the algae off the small fountain. Jim also would like to address the speed of traffic on Flora Farm and see about getting larger speed limit signs or have the county monitor the traffic. Jim also expressed his dissatisfaction with the length of time it takes the ARC committee to approve a request. Gerri Wade explained the process and that in extenuating circumstances, the request can and will be expedited.

VIII. EXECUTIVE SESSION

There was no need for an Executive Session.

IX. NOTICE OF NEXT MEETING

The next Board meeting will be the Annual Meeting, November 14 at 10:00 AM at the Clubhouse.

X. ADJOURNMENT

The meeting was adjourned at 10:37 AM.