



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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**MINUTES
BOARD OF DIRECTORS MEETING**

September 19, 2025

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Gayle Jessee	Treasurer	2025
	Linda Ennis	Secretary	2026
Board Members Absent:	Tom Edwards	Director	2026
Others Present:	Amanda St. Clair	Association Manager	
	Annette Wickham	Owner	
	Gerri Wade	Owner	
	Carolyn Sloan	Owner	
	Sandra White	Owner	
	Doug and Marty Murray	Owners	
	Sue Lawrence	Owner	
	Clifford Lively	Owner	
	Susan Lively	Owner	
	Barbara Eanes	Owner	
	Lynne Yates	Owner	
	Caroline Hodges	Owner	
	Bob Jessee	Owner	
	JoAnn Reddout	Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 4 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

❖ No owners wished to speak at this time.

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 (Jessee) and seconded (Franklin) to waive the reading of August 22, 2025, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through August 31, 2025 for review. The account balances through August 2025 are:

Operating Account	\$ 5,173.92
Operating Reserve Account	\$ 12,114.78 (Includes \$1,263 from Park Fundraiser)
Capital Reserve Account	<u>\$135,714.04</u>
Total Combined Assets	\$153,002.74

Treasurer Jessee reported on the financial reports through August 2025. Legal fees were higher than usual due to issues with a neighbor, Vinyard, and other legal matters. The \$20,000 Capital Reserve CD was renewed for an additional 9 months at 3.55%. The CD in the amount of \$1,263 from the park fundraiser has been liquidated and the funds are now being held in the Operating Reserve account in anticipation of the park improvements to begin.

Treasurer Jessee also mentioned that her term is up this year and has decided that she will seek reelection. There will be one director's position that will be available at the next election.

President Lindstrom mentioned that the board is working on the budget and mentioned that there will be a slight increase in dues. She also discussed that there are plans to hold town halls to present the budget and answer community questions.

A motion was made (Franklin) and seconded (Ennis) to approve the financials through August 31, 2025. The motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

September 19, 2025

Our “End of the Summer” social event has been planned for Sunday, September 21st from 3pm-5pm with an Ice Cream Social featuring “flights” of 4 yummy flavors. *Who doesn't love ice cream, right?* Also, seven homeowners (or friends of homeowners) have also kindly agreed to share their artistic talents in our first Village Art Exhibit. On Sunday, we all will be able to enjoy art while feasting on ice cream! And finally, since our Village has recently been completed, we wanted to extend a special invitation to our newest neighbors to come join us and get acquainted.

We *have* asked for folks to let us know if they are going to be able to attend just to ensure we have enough ice cream. Running out is not a good option.

The set-up for the End of the Summer event will occur immediately following this BOD meeting. Anyone available to stay and help move tables for a few minutes will be gratefully appreciated. The artists will set up their displays early on Saturday at 2pm.

On a different note, Saturday, September 27th at 10am, the Village Coffee Talks will commence again on a quarterly basis. Lynne Croner will be our first guest speaker and available to answer questions concerning all the different Medicare plans. This is such a confusing issue that it will be comforting to have an expert answer our questions and alleviate any concerns. Come join us for coffee, cookies and information.

The Social Committee will meet on Sunday the 28th to also firm up details for our Oktoberfest event planned for October 18th. Yes, October is going to be a fun month to celebrate.

The Village at Tinker Creek Community is a unique neighborhood.

Let's continue to celebrate US!

Respectfully submitted,

Caroline Hodges

Clubhouse Maintenance Report –

September 19, 2025

1. The plumbing proposal from Kennard Pace in the amount of \$7,500 was approved by the Board of Directors at our last meeting on August 22. The contract was signed and a payment in the amount of \$3,750. Has been made. The work has been scheduled for September 30 through October 2. We will receive a new pressure tank, a 50-gallon and 30-gallon water heater along with the hot and cold-water piping. The water heaters have a 6-year parts/tank warranty, and one year labor through the manufacturer. The pressure tank has a 1-year warranty. The water piping replacement is warranted by Kennard Pace for a year from the date of installation.
2. The columns at the grill area are in need of repair. Legacy Home Builders submitted a quote to repair all four polls for \$700.
3. Legacy Home Builders submitted a quote to install aluminum gutter guards for all of the gutters in the amount of \$3,750. This sounds like a lot but the last time we had a portion of the gutters cleaned the cost was \$648.
4. On Saturday September 13, I was notified that the center door going onto the deck has an issue. The right side has a broken pin at the bottom of the door. The company that made this door went out of business in 2010. If we take a few pictures and go to B & D Lock, they may be able to get the parts to fix it.

Annette Wickham
Clubhouse Maintenance

Landscape/Pond/Park Committee Report –

No report submitted.

Architectural Review Committee (ARC)

Board of Directors Report September 19, 2025

Mission Statement

The Architectural Review Committee (ARC) of the Village at Tinker Creek Homeowners Association is dedicated to preserving and enhancing the aesthetic appeal, property values, and overall quality of the community. Our mission is to ensure that all architectural modifications and new constructions within the community adhere to established guidelines and standards that reflect the harmonious and cohesive vision of our neighborhood.

Purpose Statement

The purpose of the Architectural Review Committee (ARC) is to ensure that any exterior changes or additions to homes within the community are consistent with the established design and aesthetic standards and comply with governing documents and local building codes. This helps maintain property values and creates a cohesive appealing neighborhood look.

As a matter of advisement:

A Cardiff Court homeowner raised a question about adding cinderblocks to the retaining wall behind her house to increase the height for pet containment. After measuring the wall, Roanoke County guidelines for retaining walls were discussed. The homeowner was encouraged to contact the county department for guidance. An ARC request has not been submitted.

Homeowner at 1899 Cardiff Court emailed a request for replacement French doors on September 18. A contractor is due to begin September 22, 2025. Due to late receipt of the request, the ARC Committee has not had time to discuss and/or approve.

Homeowner at 906 Langley Place has discussed replacing windows with identical windows. A contractor has been obtained. On receipt of request form, the ARC Committee will discuss and/or approve.

The ARC Committee encourages homeowners to attend our meetings. Participation and communication are encouraged and appreciated. Meeting dates and times will be posted on the VATC calendar.

Respectfully submitted,
Gerri R. Wade, ARC Chairperson

Communication Committee Report –

Secretary Ennis reported that the committee met in September to discuss the newsletter that is going out October 1. The committee is also planning to do a survey in January to find out if owners really want the newsletter and if they think it is effective way of communicating.

Secretary Ennis also mentioned that there was a question about who would be responsible for dissemination of information at the last meeting. It was decided that the committees will still send out their own communications. Any for sale items should be sent to the communication committee.

An owner commented that she would like to continue to receive safety tips and updates in the community.

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. IN-PROCESS BUSINESS

- ❖ **Stop Signs** – The stop signs are being installed at the top of Trafalgar and at the end of Cardiff.
- ❖ **Streetlights** – Secretary Ennis reported that AEP has finally started to bore to put the line in place to light the streetlights on Flora Farm again. The board is in the process of putting a streetlight at the bottom of Cardiff.
- ❖ **Clubhouse Floor** - repairs are still pending.
- ❖ **Park area** - President Lindstrom reported that the developer has completed the work in the park area. The developer does not intend to add an overflow parking area. Future discussions will address accessibility improvements to ensure handicapped individuals can fully enjoy the park.
- ❖ **Wallhalla** – President Lindstrom asked for owners to please be patient. The developer is working to remove everything being stored behind those townhomes.

VII. NEW BUSINESS

No new business presented.

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.vatcreekhwa.com The password to the protected section of the site is VATC6101. The password will be updated periodically.

VIII. EXECUTIVE SESSION

A motion was made (Lindstrom) and seconded (Franklin) to go into executive session to discuss a violation. Motion passed unanimously.

After executive session, a motion was made (Lindstrom) and seconded (Jessee) to send an opportunity to correct letter for the violation. Motion passed unanimously.

IX. NOTICE OF NEXT MEETING

The next board meeting will be held October 24, 2025 at 10:00 am at the Clubhouse.

X. ADJOURNMENT

The meeting was adjourned at 11:48 am.