



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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MINUTES
BOARD OF DIRECTORS MEETING
March 21, 2025

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Linda Ennis	Secretary	2026
	Gayle Jessee	Treasurer	2025
	Tom Edwards	Director	2026
Board Members Absent:	None		
Others Present:	Amanda St. Clair	Association Manager	
	Chrissy Greene	Association Manager	
	Lynne Croner	Owner	
	Donald and Janie Curtis	Owners	
	Andy Daley	Owner	
	Carl Ennis	Owner	
	Cindy Gochenour	Owner	
	Caroline Hodges	Owner	
	Robert Jessee	Owner	
	Sue Lawrence	Owner	
	Clifford and Susan Lively	Owners	
	Becky Mills	Owner	
	Doug and Marty Murray	Owners	
	Harry Sellers	Owner	
	Jolie Sullivan	Owner	
	Annette Wickham	Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all five Board members in attendance. The meeting was called to order at 10:01 AM in the Clubhouse of Village at Tinker Creek.

II. 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 (Franklin) and seconded (Ennis) to waive the reading of the February 21, 2025 Board meeting minutes and accept them as written. Motion passed unanimously.

III. FINANCIAL REPORTS

Account Summaries – the Board received the financial reports through February 28, 2025 for review. The account balances through February 2025 are:

Operating Account	\$ 24,326.38
Operating Reserve Account	\$ 19,528.09

Capital Reserve Account	\$133,718.09
Total Combined Assets	\$177,572.56

Gayle Jessee reported that during the walkthroughs residents were asking where the money came from to pay for the new furniture and painting of the clubhouse. The recent painting of the clubhouse was \$8,100, the purchase of new furniture for the living room was \$3,317.37, a new bookshelf for the library was \$75.81 and the new refrigerator was \$828.26. Each of these expenses came from the Capital Reserve Fund and were approved by the current Board. That total is currently \$1,972.23 under the total amount budgeted for the clubhouse for 2025 in the Capital Reserve Study. The total expense in 2025 for the Clubhouse from the Capital Reserve Fund is \$12,383.61.

In January, \$985 to repair the leak in the clubhouse ceiling came from the line item "Repairs and Maintenance of the Clubhouse" from the operating account of the 2025 budget.

In summary, the current Capital Reserve Balance \$133,718.09 less any outstanding expenditures that did not clear in February. Each month \$4,000 is deposited into the Capital Reserve Fund from the Association dues to continue to build the Capital Reserve Fund.

By the end of 2025, barring any emergencies or further expenses, the Capital Reserve Fund should be close to \$170,401.72. With no Capital Reserve Expenditures predicted for 2026, but with the same budgeted amount deposited each month, the balance of the Capital Reserve Fund could be as much as \$218,401.72 by the end of 2026. This is how the Capital Reserve Fund waxes and wanes and it is good because the Capital Reserve Study calls for expenditures of \$81,418.94 in 2027 primarily due to curb and street repair.

A motion was made (Edwards) and seconded (Jessee) to approve the financials as presented through February 2025. Motion passed unanimously.

IV. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

Written Report:

Community Engagement/ Social Committee Report VATC BOD – March 2025

Spring Decorations

To brighten up the space and welcome the new season, Barbara Eanes and Caroline Hodges replaced the Great Room centerpieces and added tablecloths, bringing a fresh and cheerful touch of Spring.

March Madness Event

On Tuesday, March 18th, Mike Scharf hosted a training session to assist participants in selecting their brackets for the NCAA Men's Basketball Tournament.

Exercise Classes

Exercise classes continue every Tuesday morning at 8:30 AM, providing a great opportunity for members to stay active and healthy.

Bible Study

Bible study sessions are held every Wednesday evening from 7:00 PM to 8:00 PM, offering a time of reflection and discussion.

Game Day

The first Monday of every month is Game Day, with the next event scheduled for April 7th from 2:00 PM to 4:00 PM. Participants enjoy laughter-filled competition, particularly with a popular card game called "99." Everyone is encouraged to join the fun!

Bunco

Bunco will be starting back up again in April. Mark your calendars for the third Mondays of each month for more fun times between 2-4pm and contact Becky Mills or Glenda Nicholson if you wish to join in.

April Social Committee Meeting

The next Social Committee meeting is set for Wednesday, April 9th at 1:00 PM. The focus will be finalizing plans for the upcoming Kentucky Derby event on May 3rd.

2025 Plans

May 3rd – Kentucky Derby Event (Barbara Eanes and Caroline Hodges)
June 6th – 50s-60s Music on the Deck
June 21st – Summer Park Party (Glenda and Jim Nicholson)
July 25th – 70s-80s Music on the Deck
October 4th – Octoberfest Event
November 15th – Turkey Walk and Food Drive
December 2nd – Deck the Halls and Open House at the Clubhouse (with Caroling)
December 12th – Christmas Dinner

Dates to be Determined:

Craft Day
Candy/Cookie Exchange
Food Truck

Submitted by Caroline Hodges

Clubhouse Committee Report -

Written report

Recommendation to approve the Bug Man quote. \$2545 Jessee asked if it comes with a warranty. Also made a suggestion to change the semi-monthly service to Bug Man. President Lindstrom asked Chair to do research on the change of pest control service.

A motion was made (Franklin) and seconded (Jessee) to accept the proposal for Bug Man to complete the termite treatment. Motion passed unanimously.

Smoke detectors need to be replaced every 10 years. 10 year lithium battery smoke detectors. There are 14 that need to be replaced and hard wired. BRK \$427.73 from Lowes is the cost to replace them all.

A motion was made (Ennis) and seconded (Franklin) to accept the recommendation to replace the all the smoke detectors. Motion passed unanimously. Installation will be done by Richard Wickham.

A motion (Lindstrom) seconded (Edward) Motion passed four in favor and one opposed to have the committee revise the donation policy.

There are concerns about the current cleaning company for the clubhouse. A couple of owners will complete a test run of the cleaning checklist to see what is expected and to see if it is feasible in the amount of time that the current cleaners are completing the job. Clubhouse chair has monitored the current cleaner and noticed things that were not being done correctly.

Landscape/Pond/Pard Committee Report –

Written Report:

Roanoke county has not signed off on the storm drains. We do have sediment in the drains which Norm needs to complete before Roanoke County will sign off. This has been an ongoing issue since the Spring of 2024.

We are asking Amanda at Hall for prices to install dusk-to-dawn lights at Old York, Cardiff, Swansea and Trafalgar. The board received a copy of the info Amanda at Hall sent us. We would like to inquire if Norm Mason will install lights on Swansea and Trafalgar.

The rock wall at the pond has severe cracks. This was brought to Norm Mason's attention over a year ago. Tom Edwards and Theresa Edwards met with Jason on March 12 to look at the rock wall to determine the cost for repairs. We are waiting to hear back from 2 more masonry companies. Pictures of the rock wall were provided to the board.

Several of the older roads in the community need asphaltting. South Battery, North Battery, Gaston, Greenville Place, Langley Place and Sumpter Place. We need to start looking ahead to have these roads quoted and if it's one or two at a time we should look into reserving money for this project. The reserve study has a longer repair date but these roads need to be looked at.

The landscape committee will begin looking at the park area after March and check plans for a cleanup day and get quotes for a No Trespassing sign. Currently the park has several issues to address, supplies for removing old paint from metal picnic tables, sanding and repainting, grills sanding and repainting. Removing wooden picnic tables. Cleaning out the area where plastic containers were dumped, removing dry rotted swings. This will REQUIRE many volunteers to meet and help with this project.

Money saved from lowering the maintenance cost of the ponds at \$2000.00 a year should be available to help cover some of these costs

The Landscape Committee is also organizing a hot dog fundraiser to raise funds to help pay for the park rebuild.

Architectural Review Committee Report –

Written report

ARCHITECTURAL REVIEW COMMITTEE (ARC)

March 21, 2025

On March 13, 2025 the Architectural Review Committee (ARC) welcomed two new members to its team, ushering in a fresh perspective and renewed enthusiasm. We are delighted to have Steve DE Michelle and Joann Reddout join the Committee. Now a committee of four, we expect to bolster the efforts in maintaining and enhancing the aesthetic and structural integrity of our community. Also present, Andy Daly, Gayle Jessee, Tom Edwards, and Gerri Wade.

The meeting provided time for orientation for new members and refreshers for current members. All guidelines and forms have been uploaded to the VATC website.

Overall, the meeting emphasized a collaborative approach, with "seasoned" and new members participating. The ARC remains committed to fostering a harmonious and visually appealing environment that reflects the values and aspirations of the Village At Tinker Creek

Respectfully Submitted,

Gerri R Wade, Chairperson

gerrivato@gmail.com

Treasurer Jessee reported that there was a request made in between meetings by an owner on S. Battery who had a leak in roof.

A motion was made (Jessee) and seconded (Franklin) to approve replacing the roof retroactively. Motion passed unanimously.

Communication Committee Report –

Written report

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

Mission Statement: The goal of this committee is to disseminate relevant information to our VATC community for all members to feel included and valued.

Secretary Ennis mentioned that the communications committee's next meeting is on April 4. If anyone has any ideas, concerns or suggestions please email your board representative and they will forward the information to Linda Ennis.

V. NEW BUSINESS

Management reported that they had a conversation with the developer. The last two homes have been sold. One is expected to close in April and the other is expected to close in May. The developer is planning to start paving Trafalgar very soon. When asked if he would pave the alley beside the clubhouse, he said that he would provide the HOA with a quote to pave it. Management also asked if there were any plans to install additional streetlights on Trafalgar and Swansea. The developer said that there were no plans at this time to install any additional streetlights.

President Lindstrom discussed how the board is in the process of identifying upcoming expenses. The clubhouse needs deck maintenance, termite extermination, and a window in the basement needs replaced. Remediation of the park will also be needed and access into the park would be hard for people with mobility issues with gravel. Discussion was had about creating a parking lot in the park itself, either paved or gravel. The fire pit needs to be replaced as well and lots of clean up and landscaping. The association will also be responsible for paving the road beside the clubhouse, known as Orphan Alley. Secretary Ennis mentioned that there is a rumor that the developer may be planning to put an overflow lot off Trafalgar. Management will research.

Vice President Franklin has had several new people reach out to her about being on a committee. She is asking the committee chairs to come together and sit down and talk to the board about their leadership. She put together a list of questions and the board requests to meet with all committee chairs immediately after the next board meeting.

VI. OLD BUSINESS

The board is exploring its options on growing the capital reserve funds. The Board met with Doug Murray to discuss different ways of growing their capital reserve funds. The current accounts are held in a money market account with a 2.02% return. The board reached out to Shannon Miller representative with Pinnacle Bank. Treasurer Jessee and President Lindstrom met with Shannon on zoom to discuss different options. Shannon

provided a list of Certificate of Deposits (CD) and their rates of return and provided some key advice. Treasurer Jesse stated that Pinnacle's rates are very competitive compared to others. President Lindstrom asked the owners for their thoughts. Doug Murray spoke up and said that he is not in favor of investing. Becky Mills asked if they had surveyed the community to get their thoughts. President Lindstrom said they would be scheduling a Town Hall meeting to help educate the community. Management mentioned that most of their associations do have CDs because if you do have to access the CD you only lose the interest that was earned. Another owner mentioned that it was a lot of work for a little bit of money. He doesn't think that it is not worth all the work. Another owner mentioned that he does not want to pay into an HOA so the money can be invested. If he is going to pay the money in, he would like to see things being done as opposed to being invested.

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.

VII. OWNER'S FORUM

Becky Mills wanted to state for the record that as a member of the clubhouse committee, there were motions made and approved that she was not aware of. In the talk about the water damage to the deck, the water damage is to be addressed during the scraping and refinishing. The discussion about the new batteries for the smoke detectors, a local firefighter replaced her smoke detectors and said that there is nothing wrong with yellow smoke detectors. It was approved that Richard Wickham would replace the batteries. She was confused as to why it was okay for Richard to replace the batteries, but it is a liability for owners to refinish the deck. She also asked the developer to take down the For Sale sign at the front entrance. President Lindstrom mentioned that he has 60 days from the closing of the last house to take the sign down.

VIII. EXECUTIVE SESSION

There was no need for an Executive Session.

IX. NOTICE OF NEXT MEETING

The next Board meeting will be at the Clubhouse. The Board will plan to meet on the third Friday of every month at 10 AM through June. The 2025 meeting schedule is as follows:, April 17th, May 16th. The Board will look into evening meetings in June.

X. ADJOURNMENT

The meeting was adjourned at 11:50 AM.