



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
P.O. Box 20468 Roanoke, VA 24018

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

MINUTES
BOARD OF DIRECTORS MEETING

July 17, 2026

Pending Review/Approval at Next Board Meeting

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

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

The board reminded residents not to hang clothes or household items outside their homes as it violates community guidelines. An owner reported significant algae growth in the pond and bare spots along the pond edges. This issue will be addressed during landscaping committee's presentation. An owner from North Battery raised concerns about speeding, illegal parking, and unleashed dogs on their private street, leading to a discussion about parking regulations. The board decided to follow up with a letter regarding parking violations and investigate legal options for regulating street parking. Another owner asked about the status of the front entrance lights. The board responded saying the project halted when they received an estimate of \$15,000 to bore under a driveway to repair the electrical lines, but will add this back to old business. Management suggested getting a different electrician's opinion and mentioned solar appliances as a potential alternative. Finally, another owner highlighted issues with tall pine trees near the North Battery wall, expressing concerns about potential damage during storms and suggesting tree trimming or removal as needed.

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 (Franklin) and seconded (Jessee) to waive the reading of June 19, 2026, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through June 30, 2026 for review. The account balances through June 2026 are:

- Operating Account Balance - \$11,684.69
- Operating Reserve Balance - \$ 13,955.04
- Capital Reserve Balance - \$148,745.13
- **Total Combined Assets - \$ 174,384.86**

A motion was made (Ennis) and seconded (Franklin) to approve the financials through June 30, 2026. Motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

The Social Committee has been on summer vacation thru the months of June and July. However, we are gearing back up and will be meeting at 1pm on August 10th to finalize our “End of the Summer Bash” event. Everyone is invited to join us for this planning meeting, or if you can’t join us just send me your ideas for making this event a special time for family and neighbors.

The “End of Summer Bash” is planned for Sunday afternoon, August 30th. So far, our plans include an ice cream social; outdoor games for the young and young at heart; a Beatles jam-fest on the deck; and bingo in the great room. More details will follow but we encourage homeowners to mark their calendars now and to also invite their families for this event.

The more the merrier!

Respectfully submitted,

Caroline Hodges

Clubhouse Maintenance Report

Landscape -

The weather continues to keep our HOA property grounds dry and without adequate rainfall we are continuing to monitor when mowing should occur.

Our landscape meeting was held July 1 and the minutes are on our VATC website

- Privacy barrier for homeowner(s)

The Landscape Committee is responsible for all 47 acres of the HOA. This includes the clubhouse. Any changes to the clubhouse grounds still require a formal landscape request.

A homeowner has requested a privacy barrier due to the park being relocated behind the club house. When this was mentioned at a previous BOD meeting by the homeowner, the Board discussed monitoring the area at the end of the season and addressing the situation.

As of this time there has been one social activity using the outside “park”. The guests were in the clubhouse before 8 pm and only a small number of guests went out to the firepit for a brief amount of time.

Considering that so few social events are planned to use this area we feel it's unnecessary to use HOA funds to provide privacy to any single homeowner. Homeowners throughout the entire HOA are exposed to privacy issues. Homeowners use their own funds for privacy fences and/or bushes or trees if they prefer a more private area on their property.

Homeowners at the end of the HOA clubhouse are exposed to cars at night, and during the day in the parking lot. There have been no concerns from these homeowners. It is noted a homeowner donated red tip bushes for the clubhouse to provide privacy in his own back that backs up to the clubhouse parking area.

If a homeowner feels their privacy is compromised, we feel they should plant a group of trees or install a privacy fence at their own cost, like all homeowners in the HOA are required to do.

It should be mentioned that the volunteers that do work around the HOA are solely for the benefit of saving money for the entire HOA community to help contain costs to monthly dues. No one who volunteers is compensated for their work. Volunteers often use their own resources to pay for these changes without charging the HOA.

We will abide by the Board's decision but would like our policies followed by any homeowner residing in the community.

Homeowners who have contributed to donating bushes/flowers/shrubs, misc. in common areas.

Barbara Hassell, Carolyn Sloan, Theresa Edwards, Pat Stultz, Dianne Robeson, Lynn Yates, Barbara Eanes, Doug & Melissa Light, Martha Murray, Geri Wade, Caroline Hodges, Dianne Robeson

Homeowners who volunteer for the HOA landscape for clean ups:

Tom Edwards, Skip Folks, Becky Mills, Barbara Hassell, Carolyn Sloan, Caroline Hodges, Miles White, Steve DeMichele, George DeHart, Sue Lawrence, Jim Nicholson, Glenda Nicholson, Mike Scharf, Theresa Edwards, Norma Baumstimler

Pond -

Tom Edwards and Skip Folks met with our pond maintenance technician, the BOD has approved \$150.00 to see if declogging the fountain will help.

Submitted:

Theresa Edwards, Landscape Chairperson

A motion was made (Ennis) and seconded (Franklin) to approve the expense of installing the bushes to extend the privacy at the park. The motion carried, with Director Edwards voting no.

Architectural Review Committee (ARC)

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.

It is important to recognize the outstanding ARC Team. They make time to review requests thoroughly, visit sites when necessary, and ask tough questions. They are critical thinkers who are dedicated to our Village. I am grateful for the opportunities to work alongside them.

The ARC Committee thanks Secretary Linda Ennis for distributing copies via email of the newly revised *Driveway Guidelines, June 2026*. Copies can be found on the VATC website.

There were no ARCHITECTURE CHANGE REQUESTS since our last meeting.

We encourage homeowners to contact any ARC Committee member for questions, comments, and suggestions.

Respectfully Submitted,

Gerri R. Wade, Chairperson

Communication Committee 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

VI. BUSINESS

Gaston Street Repair

The board discussed plans for Gaston milling and paving project. On June 24, the board vote unanimously via email to approve \$46,770 in Capital Funds for Whitaker Paving to complete the project.

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

A motion was made (Lindstrom) and seconded (Franklin) to enter executive session to discuss a policy.

A executive session was over, no action was taken and no changes to the policy were made.

VIII. NOTICE OF NEXT MEETING

The next board meeting will be held August 21, 2026 at 10:00 am at the Clubhouse.

IX. ADJOURNMENT

The meeting was adjourned at 11:45 am.