



Village at Tinker Creek Homeowner's Association

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

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**MINUTES
BOARD OF DIRECTORS MEETING**

April 17, 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	
	Doug and Marty Murray	Owners	
	Sandra White	Owner	
	Becky Mills	Owner	
	Theresa Edwards	Owner	
	Debra Salisbry	Owner	
	Clifford and Susan Lively	Owner	
	Harry Sellers	Owner	
	Barbara Eanes	Owner	
	Carolyn Sloan	Owner	
	Annette Wickham	Owner	
	Gerri Wade	Owner	
	Janie Curtis	Owner	
	Andrew Daly	Owner	
	Bob and Barbara Hassell	Owners	
	Lynne and Marvin Croner	Owners	
	Dixie Chittum	Owner	
	Cindy Gochenour	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 10:00 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 March 21, 2025, meeting minutes and accept them as written. Motion passed unanimously.

III. FINANCIAL REPORTS

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

Operating Account	\$ 24,346.55
Operating Reserve Account	\$ 16,906.09
<u>Capital Reserve Account</u>	<u>\$137,953.11</u>
Total Combined Assets	\$179,205.75

Treasurer Jessee discussed the board's plan to assist with growing the capital funds by investing in laddered short-term CDs. The Board consulted Shannon Miller at Pinnacle Bank about laddering CDs. The board's goal is to keep a minimum of \$100,000 in the Capital Reserve money market account. The board will be moving \$20,000 into a short-term CD.

A motion was made (Jessee) and seconded (Edwards) to deposit \$20,000 into a short-term CD with Pinnacle Bank. Motion passed unanimously.

A motion was made (Ennis) and seconded (Jessee) to approve the March Financials as presented. Motion passed unanimously.

IV. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

Football has its Super Bowl, Basketball has its March Madness, Baseball has its World Series, and Horse Racing has its Kentucky Derby. On May 3rd, we will be celebrating the fastest 2-minute sports event in history with our own version of the annual "Run for the Roses" derby event. Everyone is invited for some southern food and drinks, fun pre-race games, and raucous cheering.

The committee also enthusiastically agreed to the clubhouse committee's offer of allowing us the opportunity of adding welcoming touches throughout the clubhouse as needed. As luck would have it, Gerri Wade no longer had the use for yards of beautiful raw silk fabric that matched the new sofas and so Carolyn Sloan and Barbara Hassell volunteered to sew new curtains for the living room. In addition to new curtains, the committee members all agreed on a pillow cover design that complimented the new sofas and the chairs. They have been purchased and are now in place.

Different options for the Bunco and game days that have been an enjoyable part of the community are being explored following the announcement of the "exchange of money" policy. Whether to cancel these events or to tweak the details are still being discussed.

With the arrival of promised warmer days, we look forward to additional events here at the clubhouse where neighbors can continue to have opportunities to connect and get to know one another better.

Clubhouse Committee Report -

At the last board meeting the BOD approved the termite treatment and the purchase of 14 smoke detectors for the clubhouse.

The smoke detectors were purchased and installed on March 22. The cost was \$426.91

The termite treatment was done by Bug Man at a cost of \$2,545.

The cost of scraping and staining the deck is \$1,875 and at this time there is talk of homeowners doing this project at a cost of just the materials.

I have two items up for board approval

1. The clubhouse donation guidelines.
2. A new clubhouse rental agreement. Price increase M-Th \$25/day to \$50 Day and Friday - Sunday the price will be \$150 with a Deposit \$75.

A motion was made (Franklin) and seconded (Jessee) to accept the clubhouse donation policy as presented. Motion passed unanimously.

A motion was made (Jessee) and seconded (Edwards) to accept the new clubhouse rental agreement. Motion passed unanimously.

Discussion was had about the reasoning why the fees increased to rent the clubhouse. An owner felt like they should not have to pay to rent the clubhouse as they considered it an amenity and it should be available to owners to use without charging a rental fee. Clubhouse Chair Annette Wickham explained that when the clubhouse is rented, the costs for paper products, cleaning supplies and electricity increase. She explained that the rental fee is to help offset these extra expenditures related to the use of the clubhouse. President Lindstrom also mentioned that the previous board deferred maintenance on the Clubhouse and items such as termite treatment and other general repair items were not addressed. The owner also asked if the board would provide a larger trash can for disposal of trash after an event.

Landscape/Pond/Pard Committee Report –

Our ponds have been completed with rip rap installation. It was a long overdue project that the HOA was finally able to get approval. Skip Folks and George DeHart are still vigilante on keeping the geese from the pond areas. Unfortunately, we have 1 goose that has managed to lay an egg and Virginia Wildlife has been notified. Our plan is to continue deterring the geese so we can have grass back on the banks, and the yard restored that the geese destroyed. Several homeowners have complained concerning Skip and George monitoring the geese, however there is no harm done to the geese and as we have mentioned the geese have destroyed property around the ponds and a homeowner's yard. At this point we will continue to deter all geese that continue to invade our ponds and landscape

Several ladies from the landscape committee took it upon themselves to have a fundraiser to raise money for our park. Thanks to Barbara Hassell, Becky Mills and Barbara Eanes. The money has been handed over to Gayle Jessee to put in a 3-month bond until the park committee decides what we will need once Norm vacates the area. A special thanks to these ladies for putting together a successful fundraiser!

The landscape committee will soon begin asking for volunteers to start picking up and renovating our park. Several issues will need addressing such as removing a wooden picnic table, removing a dry rotted swing and refurbishing 2 metal picnic tables and 2 metal grills. We have not scheduled a date as of yet but look for an invitation soon from the landscape committee to come join us at the park to lend a hand...if you know of anyone that has a truck, we could use their services to remove the wooden picnic table.

At this time, we've received 5 landscape requests from homeowners to improve their landscape! It looks like our neighbors are taking this time to make our community even more beautiful! Please remind your neighbors to send in a landscape request so we can help them hurry their landscape requests along.

Architectural Review Committee Report –

April 9, 2025 Board of Directors Report, Amended April 15, 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.

An emergency request was approved by the Board of Directors on March 19, 2025:

738 S. Battery Drive homeowner emergency request was approved to replace the roof due to a leak. The ARC Committee approved the request via email due to the urgency of the matter.

An emergency roofing request was received and approved via email by the ARC Committee on April 10, 2025, for April 16, installation. ARC signatures April 15, 2025. Paperwork attached. BOD approval is requested.

731 Battery Drive homeowner to replace roof due to extensive damage.

A request to replace the driveway and sidewalk was received April 14.

879 Walhalla Dr request to complete work before May 5, 2025. Paperwork attached. ARC Committee approved April 15, 2025. BOD approval requested.

The ARC Committee met April 15, 2025 to develop driveway guidelines. The Committee agreed on the attached, *Driveway Guidelines*. BOD approval requested. Requesting Hall to post on VATC site. As warmer weather approaches, homeowners are assessing properties for improvements and/or changes. Homeowners are reminded to be aware of rules and regulations requiring ARC and BOD approval. Guidelines are available on the VATC website. A limited list includes: *house color, doors, footprint, roof, fencing, pools and hot tubs*.

If there are concerns and/or questions regarding exterior changes, feel free to email or call to discuss.

Respectfully submitted,
Gerri R. Wade, ARC Chairperson
gerrivatc@gmail.com

Discussion was had about driveway guidelines. The wording states that the driveway must be constructed using standard grade concrete but then it also says that it must be replaced as it was originally constructed. There are two different types of driveways in VATC, Concrete and Asphalt. The discussion was surrounding owners who would like to switch from asphalt to concrete and vice versa. The guidelines do not address this. The ARC committee will revisit the wording of the policy.

A motion was made (Franklin) and seconded (Edwards) to approve the two architectural requests for new roofs as presented. Motion passed unanimously.

A motion was made (Jessee) and seconded (Ennis) to approve the driveway replacement request. Motion passed unanimously.

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

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

V. NEW BUSINESS

Director Edwards spoke about the recent inspection from Steven's Maintenance of the Storm Water System that shows 3 ½ feet of sediment in one upflow and 5 feet of sediment in the other upflow. This is a violation by Roanoke County. To be compliant with the County, the system needs to be vacuumed out and there is also a component or part that is missing that needs to be replaced as well. The proposal for this work is in the amount of \$10,805.

A motion was made (Jessee) and seconded (Edwards) to complete the storm water maintenance project. Motion passed unanimously.

President Lindstrom discussed the need to pave the alley from Plantation Circle to Flora Farm Road. The board solicited multiple bids from Sam Camp - \$21,000, DL Barker - \$10,440, Whittaker Paving - \$6,770 and Norm - \$4,500. The board was impressed by Whittaker Paving and suggested that they be used to pave the alley. A generous donation of \$3,700 was given towards this project by anonymous donors.

A motion was made (Lindstrom) and seconded (Franklin) to approve Whittaker Paving to pave the alley. Motion carried with four votes approving and one opposed. Director Edwards explained that there are other important priorities that need to be addressed.

Vice President Franklin has been researching the ability for alcohol to be served at events at the clubhouse. She contacted the Virginia Alcoholic Beverage Control Authority. It was explained to her that guests can bring their own alcohol if it is a private party. However, if the event is public, where tickets are being sold to attend you must have an ABC license.

President Lindstrom read Association Attorney's opinion on gambling to all those in attendance. It will also be posted on the website for others to review. As the opinion states, the Clubhouse cannot be used for events that involve gambling. Owner, Becky Mills asked about Friendly or Social Gaming. Treasurer Jessee asked Ms. Mills to send the information that she has researched for the board's review.

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

VII. OWNER'S FORUM

Owner Dixie Chittum who lives on Trafalgar asked for some help with picking up rocks around her due to her limited capability. The Landscape Committee chair responded and said that they would be happy to help her.

Doug Murray, Owner, gave the board praise for all the work they are doing and how well they are communicating with the owners. He also mentioned that the board should be sure they are following the sunshine laws as they relate to an HOA community and to be careful discussing board business when having unofficial meetings.

Another owner mentioned that she is looking for more transparency from the board.

VIII. EXECUTIVE SESSION

There was no need for an Executive Session.

IX. NOTICE OF NEXT MEETING

The next board meeting in May, TBD.

X. ADJOURNMENT

The meeting was adjourned at 11:56 AM.