



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 20, 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

Board Members Absent:	Linda Franklin	Vice President	2027
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Others Present:	Amanda St. Clair	Association Manager
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I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 4 Board members in attendance. The meeting was called to order at 10:04 AM in the Clubhouse of Village at Tinker Creek.

II. OWNERS' FORUM

A new owner introduced herself. She and her daughter moved from Northern Virginia and are happy to be living here in the mountains. She asked about trash pick-up procedures.

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 (Jesse) and seconded (Ennis) to waive the reading of February 20, 2026, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through February 28, 2026 for review. The account balances through February 2026 are:

Operating Account	\$ 20,907.02
Operating Reserve Account	\$ 11,508.81
Capital Reserve Account	<u>\$142,795.96</u>
Total Combined Assets	\$175,211.79

Treasurer Jessee reported on the financial reports through February 28, 2026.

A motion was made (Ennis) and seconded (Edwards) to approve the financials through February 28, 2026. Motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

February BOD Report

The Village's "Love of Food" social event on February 7th was a huge success. After being cooped up for so long by January's snow and ice storm, 29 neighbors braved the frigid outdoor temps to show up for friendly mingle-time while enjoying an assortment of cheeses in their search for the perfect match to go with their favorite beverage. Afterwards we all enthusiastically filled out plates with the delicious dishes of everyone's favorite family recipes.

The evening was filled with lots of laughter and as always - amazing food.

March is right around the corner so for those of us who are avid college basketball fans, that means March Madness. Dig out your favorite team shirts or school colors and join us for a Pizza Party on March 17th. There is sure to be a lot of competitive bantering happening.

Also coming up in March we have planned the second Coffee Talk for this year. Sgt. Wertz of the Roanoke County Police Department will be sharing tips on how to protect yourself from the ever-growing issue of Scamming and Identity Thief.

The date is Saturday, March 21st and will be at 10am here at the clubhouse. Everyone is encouraged to invite neighbors, friends, and family. Come learn how to better defend yourself from the "bad guys".

The Community Engagement/Social Committee is always looking for additional recruits. Melody Boyington of Swansea and Dianne Roberson of South Battery both expressed interest and are now members of our committee. We welcome them with open arms.

Respectfully Submitted,
Caroline Hodges
Social Committee Chair

Clubhouse Maintenance Report –

March 20, 2026

Good morning, at our last meeting the board approved the purchase of a new portable PA system. It was purchased and is in use today.

Jett cleaning service will now be cleaning the clubhouse once a month. They will clean the second Monday of each month and this has been added to the community calendar.

Annette Wickham

Clubhouse maintenance

Landscape/Pond/Park Committee Report –

Landscape Pond Park Meeting BOD Meeting 3/20/2026

Jays Tree Service removed the 3 maples located on South Battery. At the homeowners request 3 kousa dogwoods will be planted in these areas. Caroline and Rod Hodges have graciously volunteered to pay for the dogwood in front of their home at their cost. This was approved by the BOD Homeowner on Greenville Place requested reseeding on HOA property where erosion occurred. This was completed and the homeowner has agreed to water the area. Reseeding was completed at property behind the townhome on Walhalla. This area was also eroded. Landscape has requested a quote from TJS enterprises to remove the gravel road to the park and reseed the area. The area behind the clubhouse has been completed with the pavers and firepit. The picnic tables will be relocated from the park to this area and behind the townhomes on Walhalla beneath the firepit. Caroline Hodges and Tom Edwards volunteered to paint the 4 picnic tables. If you are interested in helping, please see Caroline or Tom. The spark screen will be placed on the firepit. Skip Folks continues to monitor the ponds. February is the mating season for the geese. If you see any activity from the geese, please report to Skip Folks. Pat Stultz of Langley Place has volunteered to paint the heron statues at the pond. Allen Flora trimmed the ivy off the rock wall at the pond, and we thank Allen for trimming back the ivy. The pond wall has several large cracks and we will research how to have these filled.

A cabinet was purchased for the garage. Neem oil and pesticides for spider mites will be available for treating insects around the HOA. Other items for landscape care will also be available.

Theresa Edwards Landscape Chairperson

Architectural Review Committee (ARC)

The ARC requests BOD approval for the following Requests for Change:

- 824 Sumpter Place to replace roof with similar shingles
- 1010 Big Ben to install a 4 foot high fence in back & side yards

A motion was made (Ennis) and seconded (Edwards) to approve two ARC requests for 824 Sumpter and 1010 Big Ben. Motion carried.

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

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.

VII. EXECUTIVE SESSION

A motion was made (Edwards) and seconded by (Ennis) to discuss a violation. Motion passed unanimously.

After executive session, a motion was made and seconded to proceed with further penalties.

VIII. NOTICE OF NEXT MEETING

The next board meeting will be held April 17, 2026 at 10:00 am at the Clubhouse.

IX. ADJOURNMENT

The meeting was adjourned at 11:25 am.