



Colonial Green Homeowners Association
HALL ASSOCIATES, INC. MANAGING AGENT (540) 982-0011
112 Kirk Avenue SW – Roanoke, Virginia 24011

Chrissy Greene/V.P. of Association Mgmt – cgreene@hallassociatesinc.com

ANNUAL MEETING MINUTES

September 8, 2020

I. DETERMINE QUORUM & CALL TO ORDER

29 owners (or 56%) of the owners were represented in person or by proxy. The meeting was called to order at 5:33 PM.

Note: At the annual meeting of members a quorum is established if a minimum of twenty-five percent (25.0%) of the current Class A members (owners) and the attendance or proxy of the Class B member (developer) is present.

II. INTRODUCTIONS & PROOF OF NOTICE

The Board was introduced. Also introduced was Chrissy Greene, Association Manager, with Hall Associates. Proof of notice was established. All those present introduced themselves.

III. APPROVAL OF MINUTES FROM PREVIOUS ANNUAL MEETING

A motion was made (Graham) and seconded (Damgaard) to waive the reading of the minutes from the September 30, 2019 annual meeting and approve as written. Motion passed unanimously.

IV. REPORTS FROM OFFICERS, TRUSTEES & COMMITTEES

President's Report – President Cronemeyer expressed his appreciation to the fellow Board members, Meredith Jones and Joyce Graham, for their hard work. He also expressed appreciation to Management for their efforts and guidance. President Cronemeyer reported that the pressure washing and gutter cleaning was completed in October 2019 and again in June 2020. The association is in the process of painting the Cottage and Townhomes. The large pergola at the top of the center green was repaired and painted by the developer. The small pergola in the townhome courtyard has been stained, as well. Three additional Rowhouses and another Cottage home are underway. As early as later this Fall, the association plans to do some improvements to the center green area and the entrance.

Unfortunately, the City of Roanoke did not accept responsibility for the lower two islands, since they are in the City's right-of-way.

For next year, the Crescent Homes will be painted, if not sooner.

Trustee Graham said that the developer is continuing to look at potential builders in anticipation of continuing the progress in the community.

Financial Report – The Financial Report was presented by management. The account balances for each account as of 08/31/20 are:

Operating Accounts

Alley	\$ 14,724.00
Crescent Homes	\$ 7,892.65
Cottage Homes	\$ 5,851.50
Rowhouses	\$ 23,051.23
Townhomes	\$ 8,403.51
Commercial	\$ 11,086.40
<u>Commons</u>	<u>(\$ 4,723.96)</u>
Combined Total	\$ 41,715.91

Operating Reserve Accounts

Crescent Homes	\$ 9,953.65
Cottage Homes	\$ 7,548.08
Rowhouses	\$13,052.49
<u>Townhomes</u>	<u>\$11,761.40</u>
Combined Total	\$42,315.62

Capital Reserve Accounts

Alley	\$ 8,017.20
Crescent Homes	\$ 26,622.00
Cottage Homes	\$ 26,304.20
Rowhouses	\$ 48,109.54
Townhomes	\$ 20,177.47
<u>Commons</u>	<u>\$ 1,520.00</u>
Combined Total	\$130,750.41

V. DISCUSSION OF BUDGET

The 2021 budget that has previously been reviewed and approved by the Board of Directors at the August 2020 Board meeting was presented. A copy was included with the meeting packet distributed to owners at the Annual Meeting and is available on the website. Increases were necessitated in all unit types, but those were based on the inclusion of the center green, meeting reserve funding requirements and planning for two gutter cleanings per year and annual pressure washing.

A question was raised regarding the condition of the outer edge of Plum Alley and this area needing to be cleaned up on the side opposite the Cottage homes. Management will contact the landscaper.

VI. TRUSTEE ELECTION

This section is not applicable during the developer control period, as the developer appoints the board members to serve.

VII. NEW BUSINESS

Treasurer Damgaard presented a suggestion he had received from an owner – to collect a list of recommended vendors/contractors.

VIII. NEXT MEETING DATE

The Annual Meeting is the second Tuesday of September each year, which is tentatively September 14th, 2021. Please check the website at www.colonialgreenhoa.com or contact management at cgreene@hallassociations.com for possible changes to the dates, times and locations.

IX. MEMBER COMMENTS

The following questions/comments were shared by owners:

Comment – Four people made an unofficial welcome to the new owner in the community. The new owners asked if there was a directory available.

As a friendly reminder, the website, www.colonialgreenhoa.com is a great source of information, as far as viewing meeting notices, minutes, financials and other important notices, such as pesticide/herbicide treatments, etc... Please contact Chrissy Greene with management if you have any questions - cgreene@hallassociatesinc.com.

X. ADJOURNMENT

There being no other business to discuss, a motion was made and seconded to adjourn the meeting at 6:43 PM. Motion passed unanimously.