

Approved  
Board of Directors' Meeting  
Sky Bryce Association, Inc. (SBA)  
June 28, 2019

The meeting of the Board of Directors of SBA was called to order at 9 a.m. by President Malcolm Wilfong at the Association's meeting room located at 7200 Supinlick Ridge Road, Basye, Virginia. Present were President Malcolm Wilfong, Board members: Jeff Manning, Tom Wright, Pat Werner and Treasurer Linda Nelson. Secretary Lynne Nouvel participated by telephone. Also, present was guest John Tauber as well as Bonnie Henry, SBA Business Manager/Assistant Secretary. Absent was Vice President Gary McDermott.

Approval of the Agenda of the June 28, 2019 Meeting: Motion made by Jeff Manning and seconded by Lynne Nouvel. Unanimously approved.

Approval of the Minutes of the May 24, 2019 Meeting: Motion made by Pat Werner and seconded by Linda Nelson. Unanimously approved.

Comments from Non-Board members on Non-Agenda Items: John Tauber shared a report of items of interest/relevancy to SBA from the recent educational meeting hosted by our attorneys. Legislation approved July 1 budget of reserves – new bill requiring prior to commencement of fiscal year to provide how much is in reserves. VA Real Estate Act: If an organization does a significant amount of storm water management info coming out soon and information should be in resale packets.

President's Report: Malcolm Wilfong referred to the agenda in lieu of a formal report.

Treasurer's Report: Linda Nelson reported that FY 18-19 budget is tracking well.

Business Manager's Report: Bonnie Henry reported that 8 POADP for homes/lots were prepared since last meeting and 7 are pending.

### **Committee Reports**

Environment and Architectural Committee Report: Malcolm distributed the past month's activity and reviewed with the committee. Nothing out of the ordinary, but a high volume of relatively simple requests. Regarding ongoing issues at the Aspen Way property. Engineer's statement of compliance (letter) has been received from the builder, bringing the property into compliance.

Budget and Personnel Report: No personnel report. The reserve figures of the budget have been delineated as a line item in the budget.

Legal Report: Legal Chair, Pat Werner made a motion that the next five most delinquent accounts be pursued by the law firm and Tom Wright seconded it. Progress is being made in regard to the five most delinquent accounts. Interrogatory summons' have been filed and PI searches/interrogatories are underway. A bank garnishment is in process and payment plans are being pursued.

Long Range Plan and Publication Liaison: No report.

Patrol Report: The monthly patrol report had been previously distributed – nothing out of the ordinary.

Stoney Creek Sanitary District: No report, issues or concerns.

Road Services Report: Tom Wright distributed report – nothing out of the ordinary. Second mowing of the season took place.

## **Unfinished Business**

Parking situation on Scott Road cul de sac: Letters referencing concern over vehicles parked in the road - creating an unsafe condition for emergency vehicles - were sent to the home owners. Return receipt indicates all were received.

## **New Business**

Improvements to building and equipment: Tom Wright reviewed the budget for shed, building siding, salt spreaders and a combination tire changer/wheel balancer as a follow- up to the board discussion about staff and equipment efficiency improvement. Pricing was discussed and it was noted that after July 1 additional tax and transportation fees will be added to these purchases. Tom Wright made the motion to approve an expenditure of approximately \$23,000 out of budget reserves to make these purchases, and Pat Werner seconded it. Unanimously approved.

Appeal of covenant violation: Architectural and Legal committee members met this past month to discuss a covenant violation on Whisperwood Way wherein the homeowner topped trees without permission. An assessment of \$300 was imposed for the topping of six trees and homeowners were notified by letter. The homeowners are appealing the fine and a meeting with SBA will be held the afternoon of June 28, 2019.

Non-board Member Discussion on agenda items: None.

Next Board Meeting: The next Board meeting will be held on August 23, 2019 at 9 AM in the SBA Administrative Office.

Adjournment: Motion made by Pat Werner and seconded by Linda Nelson. The meeting was adjourned at 9:50 am.

Respectfully submitted by:  
Lynne Nouvel, Secretary to the SBA Board of Directors