

Board of Directors' Meeting
Sky Bryce Association, Inc. (SBA)
August 23, 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, Vice President Gary McDermott and Board members: Pat Werner, Tom Wright and Treasurer Linda Nelson. Secretary Lynne Nouvel participated by telephone. Also present was Bonnie Henry, SBA Business Manager/Assistant Secretary. Absent was Board member Jeff Manning.

Approval of the Agenda of the August 23, 2019 Meeting: Motion made by Tom Wright and seconded by Gary McDermott. Unanimously approved.

Approval of the Minutes of the 2019 Meeting: Motion made by Linda Nelson and seconded by Gary McDermott. Unanimously approved.

Comments from Non-Board members on Non-Agenda Items: None.

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

Treasurer's Report: Linda Nelson reported the draft financial report shows \$70,000 remaining from the annual budget. She and Jeff Manning will be scheduling a meeting with the accountant soon and it was suggested that he be invited to an upcoming meeting for the benefit of the entire board of directors.

Business Manager's Report: Bonnie Henry reported that 12 packages for homes/lots were prepared since last meeting and 4 are pending. Bonnie explained the process of realtors obtaining new home/property owner packages and the rationale around the 14-day turnaround time per the Property Owner Association Act and advice of counsel. Tom Wright made motion to charge \$25 post-closing fee to the new homeowner and it was seconded by Pat Werner, unanimously approved. Bonnie said she would alert Massanutten Board of Realtors of the change so they could include the information in the newsletter. She said she would also call local brokers to tell them about the change.

Committee Reports

Environment and Architectural Committee Report: Malcolm distributed the past month's activity and reviewed it with the committee. Nothing out of the ordinary was identified. The Board will monitor tree-planting to occur on Whisperwood per agreement with homeowners (reflected in Unfinished Business section of Board minutes, ongoing).

Budget and Personnel Report: Part-time patrol and administrative vacancies will be advertised beginning next month.

Legal Report: Legal Chair, Pat Werner shared report that we are ahead in delinquent collections by our attorney versus SBA cost to collect. The Board received quarterly report of all delinquencies for information and review.

Long Range Plan and Publication Liaison: Lynne Nouvel reminded Board members to submit articles and updates to her by Tuesday, August 27. She also reminded Board members about the advertisement opportunity in the newsletter- \$25 per business card size ad – and encouraged them to tell others. She noted that in the upcoming issue a statement will be included describing the opportunity/process for next year.

Patrol Report: The monthly patrol report had been previously distributed to board members - nothing out of the ordinary per Gary McDermott, chair.

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

Road Services Report: Tom Wright distributed report – nothing out of the ordinary. The second of three roadside lawn mowings was completed in July. 6.1 miles of roads have been tarred and chipped. Five additional miles are projected to be completed this calendar year. The road staff responded to several drainage issue inquiries and completed corrective actions when possible. Electrical, painting, siding, and overhead door installation for the new garage have been completed. Plumbing needs to be completed prior to final the County inspection. Garage equipment will be ordered when the building is completed. Siding of stone/rock shed has been completed. The post holes for the machine shed have been dug.

Unfinished Business

Covenant Violation on Whisperwood: Architectural and Legal committee members met and discuss a covenant violation on Whisperwood 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 appealed the fine and agreed to replant trees in lieu of the fine – tree planting to be done by Fall and homeowners are to contact SBA when done.

New Business

Realtor Road-side signage: SBA Rule #10 was discussed as a concern was brought forth about disparity in colors of signs seen within SBA sub-division. State and county roads are not bound by the sign color and size specification. The Board plans to re-visit the issue at the next meeting.

Nominations Committee: Five nominations have been identified per Gary McDermott, chair of the nominating committee and a motion was made by him to accept John Tauber, John Barnes, Barbara Bailey, Reid Morgan and Deborah Goddard. Tom Wright seconded and unanimously approved. There will be three vacancies to fill. Mr. McDermott will be asked to request bios and photos of the nominees.

Bryce Resort Patrol Contract: Following discussion that included input by Patrol Chief Bryan McDaniel wherein it was disclosed that certain contractual agreements are ill-advised by SBA attorney, it was decided that a meeting of SBA Board representation and Resort management and Board leadership to discuss suggested contract termination. The issue will be brought back to the SBA Board in September.

Non-board Member Discussion on agenda items: None.

Next Board Meeting: The next Board meeting will be held on September 27, 2019 at 9 AM in the SBA Administrative Office.

Adjournment: Motion made by Linda Nelson and seconded by Pat Werner. The meeting was adjourned at 10:28 am.

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