

Approved
Board of Directors' Meeting
Sky Bryce Association, Inc. (SBA)
January 3, 2020

The meeting of the Board of Directors of SBA was called to order at 9:00 a.m. by President Tom Wright at the Association's meeting room located at 7200 Supinlick Ridge Road, Basye, Virginia. Present were President Wright, Vice President John Tauber, Treasurer Linda Nelson, Secretary Deborah Goddard, board members John Barnes, Jeff Manning and Lynne Nouvel. Also present was Bonnie Henry, SBA Business Manager/Assistant Secretary.

Approval of the Agenda for the January 3, 2020 meeting: Motion made by John Tauber and seconded by Linda Nelson to approve the agenda as submitted. Unanimously approved.

Approval of minutes of Board of Directors' meeting held on November 22, 2019: Motion made by John Tauber and seconded by John Barnes to approve as presented the draft minutes of the Board of Directors' meeting held on November 22, 2019. Unanimously approved.

President's Report: President Tom Wright discussed unpaid assessments. An unpaid assessment incurs late fees, interest and attorney fees. The board will waive late fees and interest in connection with settlement offers, but will insist upon payment of the full assessment and attorney's fees. This was conveyed to the Palumbo Family lot owners, but they have not yet responded.

It was decided that 2020 meetings will continue to occur on the 4th Friday of each month. The May 2020 meeting will occur during Memorial Day weekend. None of the directors were aware of scheduling conflicts at this time.

Lynne Nouvel questioned whether legal expense invoices are reviewed by anyone before they are sent to her for signature. Bonnie Henry, Assistant Secretary, stated that she reviews invoices before passing them on to Director Nouvel for approval. Ms. Henry explained the law firm billing practice

We will raise the issue addressed in an e-mail from Kevin Brennan about incorporation of the "Bryce Community" with supervisor Dick Neese, who will attend our next meeting. There could be an issue as to whether this would affect first responders, some of whom are paid, and some of whom are volunteers. Ms. Henry stated that we are covered by Orkney Springs paid emergency services Monday through Thursday. Volunteers cover this area on weekends.

Treasurer's Report: No report from Treasurer Linda Nelson. We will have the November and December accountant's report at the end of January, 2020.

Business Managers Report: Business Manager Bonnie Henry reported that six (6) property owners' association disclosure packets have been prepared since November. She announced that Sky Bryce had received an unrecorded quit claim deed and check for recording fees from Little Sisters of the Poor assigning a lot in Section 10 back to Sky Bryce. Ms. Henry will return the deed and check and advise them that Sky Bryce does not accept property, and that they remain responsible for assessments on the lot. She will advise them names of adjoining property owners, who could be interested in acquiring the lot.

Ms. Henry announced that Shenandoah County Supervisor Dick Neese will attend the next meeting along with Jason Tate, SBA Accountant. Our attorney, Allen Warren, will attend the February meeting.

Committee Reports:

Architectural & Environmental: Director Manning announced there have been 10 recent architectural approvals, and he will have a report at the next meeting. He has been questioned by a potential home buyer about any existing restrictions addressing electric cars. Vice President Tauber noted that electric power for the car would come from a unit inside a garage that would be installed by an electrician and require county approval and permitting. However, a 240 volt cord running from the unit outside to the vehicle could be an issue and something not covered by insurance. Director Tauber will discuss with county officials.

Budget and Personnel: It was noted that employee evaluations will be done soon.

Legal: Director Nouvel stated that a letter is being prepared and will be sent by certified mail to homeowners about the trees that had been cut down over the golf course. The owner of 67 Whisperwood Way is going to plant new hardwoods in the spring, and the board will follow up at that time.

Long- Range Planning & Publication Liaison: Director Goddard had nothing to report on these issues. President Wright advised that the long range plan is in effect covering the next five years. He noted that Ms. Goddard will be involved with liaison and issuance of the Sky Bryce Beacon in the fall.

Patrol Committee Report: Patrol Committee Chairman John Barnes had nothing to report. Chief Bryan McDaniel entered the meeting to inform the board of continued parking violations at a rental property on Scott Road. Seven cars, with three in the cul de sac blocking the fire hydrant, were reported several times. Sky Bryce does not have authority to tow cars, but the fire marshal does, and Chief McDaniel has scheduled a meeting with the fire marshal to discuss the problem. The property owner will be contacted to determine if information about renter parking is included in his rental agreement. The Board will also determine if the owner uses a property manager for rentals, who would likewise be contacted. Chief McDaniel left the meeting.

Roads Committee Report: Vice President John Tauber announced the scheduling of a final inspection on the garage and pavilion. The wheel balancer, lift and tire changer were delivered last week. The manufacturers will come to set them up and review operations with the staff.

Vice President Tauber reported on an inquiry from a homeowner concerning a backup of 80 bags of trash during her three-week stay. She was informed of the trash pickup schedule and advised that she is financially responsible for any mess from animals getting into the trash, or from the need to use an additional truck or crew to remove the trash from her residence. She was also advised that she can take the trash to one of our surrounding drop off locations at any time.

Unfinished Business: There was a discussion of potential construction a 10 foot wood privacy fence for which a property owner had requested approval. Objections were raised via emails and at the annual meeting by homeowner Tracy Phillips. Director Barnes reported that the property owner who requested approval for the fence stated he may not follow through with his request because his dog has passed away.

New Business:

Vice President John Tauber reported that the McDonald family declined our offer to purchase two of their 32 acres adjacent to Sky Bryce Property because the family wants to sell the entire 32 acres. A comparable price per acre is about \$4,100. Director Tauber stated that we may want to consider an offer on the entire parcel, and that after construction of a new administrative facility, the remainder could be used in the future for a pool, RV storage, or other activities. Current zoning allows for subdivision of two 15-acre parcels which could be sold. If water and sewer become available, the property could be rezoned one acre lots to be sold.

Mr. Tauber suggested an offering price of \$128,000 for the entire parcel. The property has recently been resurveyed and the owner has moved to North Carolina. They want \$165,000 for the property and rejected an offer of \$80,000. There was discussion on the feasibility of purchasing 32 acres just to get the two acres we want, and Director Barnes noted that this could be considered as a part of the strategic plan.

Next Board Meeting: The next Board meeting will be held on Friday, January 24, 2020 at 9:00 a.m. in the SBA meeting room.

Adjournment: Motion was made by John Tauber and seconded by Jeff Manning to adjourn the regular monthly meeting of the SBA Board of Directors at 9:50 AM. Unanimously approved.

Respectfully submitted by:

Deborah Goddard, Secretary
Board of Directors
Sky Bryce Association, Inc.