

Approved  
Board of Directors' Meeting  
Sky Bryce Association, Inc. (SBA)  
March 23, 2018

The meeting of the Board of Directors of SBA was called to order at 9:00 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 John Tauber, Secretary Pat Werner, Treasurer Linda Nelson, and Board members John Lavelle, Gary McDermott and Lynne Nouvel. Also, present were Bonnie Henry, SBA Business Manager/Assistant Secretary and Realtor Kevin Brennan.

At this time, the Board decided to hear presentation by Realtor Kevin Brennan on two violations of Covenant 6.25 at 5 Mt. Snow Court. Mr. Brennan noted that two (2) vehicles, Dodge van and covered Volvo, are parked within twenty (20) feet of the road at 5 Mt. Snow Court. The Dodge van has expired tags and state inspection and the covered Volvo has expired state inspection but tags are current. Mr. Brennan requested that SBA remove these two vehicles immediately from 5 Mt. Snow Court because they are in violation of Covenant 6.25. The Board thanked Mr. Brennan for his concerns. A discussion was held. Motion made by John Tauber and seconded that the SBA Board of Directors will follow SBA Rule #17, Covenant Violation Legal Compliance Procedures, to address the two (2) violations of Covenant 6.25 at 5 Mt. Snow Court. Unanimously approved. Business Manager will send certified letter to the owner of 5 Mt. Snow Court addressing violations of Covenant 6.25.

At this time, Mr. Brennan left the meeting.

Approval of minutes of Board of Directors' meeting held on March 2, 2018: Motion made by John Tauber to approved the draft minutes, as submitted, of the Board of Directors' meeting held on March 2, 2018. There was no seconded because John Lavelle stated he did not agree with the Business Manager's Report regarding handling of the in-house collections. Under Road Services Report, Mr. Lavelle also questioned the new Road Services Supervisor's hourly rate. A lengthy discussion was held on both issues. Motion made by John Tauber and seconded that we agreed to disagree on what was decided regarding lien letters, liens and Road Services Supervisor's hourly rate at the March 2 meeting and come to a decision on how to proceed at our next board meeting. Motion passed.

Approval of Agenda: Motion made by John Tauber and seconded to approved the agenda. Motion passed unanimously.

President's Report: President Wilfong reminded Committee Chairs they should be working on their budgets for FY 18-19. If possible, he would like to see a draft FY 18-19 budget for the April meeting.

Treasurer's Report: Treasurer Linda Nelson presented the financial report as of February 28, 2018. Expenses are within the approved FY 17-18 budget.

Business Manager's Report: Business Manager Bonnie Henry reported that five (5) Property Owners' Association Disclosure Packets have been prepared since the last Board meeting; four (4) pending.

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

## Committee Reports:

Architectural & Environmental: Chair John Tauber gave the Architectural Committee Report for March 2, 2018 to March 22, 2018; routine. Mr. Tauber reported that the renters' trash issue at 572 Straton Way has been addressed by the owner. Property is cleaned up.

Budget & Personal: Chair Linda Nelson reminded committee chairs to be working on their budgets for FY 18-19. The budget for FY 18-19 has to be approved by the May meeting.

Legal: No report.

Long Range Planning and Publications & Liaison: No report.

Patrol: Chair Gary McDermott reviewed the patrol report for February 28, 2018 thru March 21, 2018.

Road Services: Chair John Tauber reported on road services activities since the last meeting to include snow removal, two snow plows being repaired and tree removal due to the wind storm damage. Mr. Tauber noted that Steve Wetzels, the SBA part time patrol officer, is now helping out Road Services. SBA Road Services' crew was down one person due to Kevin Ludwig leaving.

Chair Tauber noted that he will be adding funds to his FY 18-19 budget for removal of diseased ash trees; 10-15 trees.

Stoney Creek Sanitary District: No report.

## Unfinished Business:

Update on 2<sup>nd</sup> offer made for the MacDonald property: Mr. Tauber reported that Mr. MacDonald has turned down SBA's 2<sup>nd</sup> offer to buy his 32.10 acres adjacent to SBA. A discussion was held. SBA will not be making any more offers to Mr. MacDonald. Mr. Tauber will address under New Business other ways to increase/improve Road Services' maintenance area.

## New Business:

Information on application for a side lot line variance from 20' to 10' to allow for redesign of Road Services' work area layout: Road Services Chair John Tauber discussed plans to redesign Road Services' work area. The redesign would involve tearing down buildings and building new larger buildings. To build a larger "shop" building, a waiver of the Shenandoah County Zoning set back side line requirement is needed. Application fee for applying for waiver with Shenandoah County is \$400.00. Motion made by John Tauber and seconded to pay the \$400.00 application fee for a building set-back waiver. Motion passed unanimously.

Data collection/management plan: To be addressed at the next Board of Directors' meeting.

Legal Committee's finding regarding violation of Covenants 6.25 at 939 Fairway Drive: The Legal Committee did determine that the owners of 939 Fairway Drive (6, A,78) were in violation of SBA Covenant 6.25; truck with no state inspection/expired tags and a car not having current state inspection displayed. For failure to comply with Covenant 6.25, the owners of 939 Fairway are being assessed, starting March 24, 2018, \$10.00 per day for the continuing violation, not to exceed 90 days.

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

Next Regular Monthly Board of Directors' Meeting: The next regular monthly meeting of the SBA Board of Directors will be held on April 27, 2018 at 9:00 a.m. Meeting will be held at the Association's meeting room located at 7200 Supinlick Ridge Road, Basye, Virginia.

Secretary's Note: Reports, if any, noted above can be reviewed in the SBA Business Office during regular business hours.

It was noted that Linda Nelson left the Board meeting at 10:50 a.m.

Adjournment: Motion made by John Tauber and seconded to adjourn the regular meeting of the SBA Board of Directors at 12:05 p.m. Unanimously approved.

Submitted by:  
Pat Werner, Secretary  
Board of Directors  
Sky Bryce Association, Inc.