

THE CEDARS AT INNSBROOK HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL HOMEOWNERS MEETING
Tuesday, January 25, 2022

Welcome

The Annual Meeting of The Cedars Homeowners Association (HOA) was held on Tuesday, January 25, 2022, at Capital Ale House 4024 Cox Rd, Glen Allen, Virginia, 23060. A social time began at 6:30 pm, when refreshments were served. President Dave Cummings called the meeting to order at 7:00 pm. A package of information containing a meeting agenda, minutes, and financial report, was made available to all homeowners. Mr. Cummings introduced the Board members and asked everyone to introduce themselves by giving their name, address, and the length of time they had lived in the neighborhood.

Proof of Notice

Mr. Cummings reported that notice of the meeting had been properly given by hand delivered and emailed invitations and proxies to each homeowner at the addresses on the distribution list. Reminder emails were also sent before the meeting. Attendance in person and by proxy was forty, which satisfied the requirements for a quorum.

Guest Presentations

Mr. Cummings introduced Brain Menditto, property manager for Highwoods Properties. He provided an update of numerous residential and commercial developments in the Innsbrook Park, and indicated that some 3,500 residential units would be open in the next several years.

Mr. Cummings introduced Kevin Newcomb, capital projects manager with Henrico County, who provided an update the county project to widen/straighten appx 2 miles of Sadler Road from Cedar Forest Road to Dominion Blvd. He provided an overview of the proposed route and easement acquisition, discussed the construction process and timeline, and answered questions from the audience.

Mr. Cummings introduced Niki Donathan, who provided an update on the Henrico County Public Schools redistricting process undertaken by the county to address the crowded conditions and population at the area elementary, middle, and high schools. She indicated that due to the situation caused by the health pandemic, no significant changes had been made.

Approval of Minutes

Mr. Cummings presented the minutes from the January 23, 2020, and January 21, 2021, HOA meetings. Upon motion duly made and seconded, the minutes were approved as presented.

Treasurer's Report

Mr. Cummings presented the 2021 financial report for Marshall Higgins. He reviewed the various revenue and expense items, noting that landscaping, utilities, and insurance were the largest expenses for the HOA. He stated that there was a deficit for the year of \$1,077, primarily due to the additional landscaping work. At year-end, the HOA had \$13,763 in the checking account and \$7,264 in the savings account. The HOA was still disputing an old outstanding water bill from Henrico County. Upon motion duly made and seconded, the homeowners voted to accept the report as presented.

Social Committee Report

Mr. Cummings called on Niki Donathan to report on social events held during 2021. Due to health concerns, there was no in-person annual meeting in 2021; all business was conducted by proxy. A summer social was hosted by the Perkins family on June 18, and National Night Out was observed on August 3.

Architectural/Neighborhood Watch Report

Mr. Cummings called on John Perkins to discuss the Architectural Review and Neighborhood Watch programs. Mr. Perkins described the architectural review and approval process, and discussed the Board's actions to address home maintenance concerns. He also discussed the improvements to the neighborhood entryways, and indicated that the Board had undertaken a project to upgrade the entry signs. He reminded everyone to lock car doors and keep exterior lights on at night.

Social Media Report

Mr. Cummings reported on social media activity for Leslie Blackwell. He indicated that the HOA used various ways to communicate news to neighbors. He noted that paper flyers were also distributed to each home announce the annual meeting to ensure that all neighbors were aware of the details.

President's Report

Mr. Cummings reported on activities and actions taken by the Board during the previous year. The Board typically met each month; meetings were open to all homeowners. He discussed the emphasis to maintain the property values in the neighborhood. The Board continued to consider ways to effectively address this issue. A number of architectural requests were received, reviewed, and approved this past year to ensure that all requests were in keeping with the character of the neighborhood. Several homeowners were contacted during the year about maintenance issues, many of which were addressed.

He also indicated that the Board was evaluating options to limit and control the properties under lease in order to protect owners and mitigate any negative impacts from either short-term or long-term rentals.

Mr. Cummings reported on home sales in 2020 and 2021. He indicated that average time on market was 10 days, and sales prices ranged from \$365,000 to \$420,000; the average was appx \$166 per square foot.

New Business

Mr. Cummings referred to the proposed budget for 2022, and indicated that the budget called for maintaining the annual dues amount of \$70 per homeowner. He responded to questions, and explained that the dues, if approved, would be payable by March 31, 2022. After some discussion, a motion was made to approve the budget and dues amount as presented, which was seconded and approved.

Mr. Cummings presented a slate of proposed board members: Leslie Blackwell, Barbara Bonner, Dave Cummings, Niki Donathan, Marshall Higgins, John Perkins, and Matt Sheehan. He opened the floor for other nominations. Hearing none, and upon motion duly made and seconded, the homeowners voted to approve the slate as presented. The new Board would meet on February 17 to elect officers for the year.

Reminders

Mr. Cummings again thanked the Board members for their service during 2021. He reminded everyone to pay their dues by the March 31 due date, and encouraged neighbors to periodically check the HOA website at www.thecedarsatinnsbrook.com for information regarding upcoming events and neighborhood news. The website also contains guidelines for submitting architectural requests.

Adjournment

There being no further business to come before the HOA, the Annual Meeting was adjourned at 8:30 pm.

Respectfully submitted by,

Dave Cummings
Acting Secretary