



Annual Gaines Creek HOA meeting

Tuesday, April 20, 2021
6939 Gaines Ridge Road

President, Mark Westguard, called the meeting to order at 6:10 PM. Attendance quorum met.

Meeting agenda and financial report distributed.

The minutes from the last Annual General Meeting 2020 were approved.

Mark Westguard gave the financial report for Brenda Napier. Cash balance as of March 31st was \$5,117.90. Received dues as of April 20th were \$8,050. Outstanding dues (\$2,100 – 6 households due by April 30). Estimated 2021 expenses are \$8,905.

Recognition of last year and this year's slate of officers

- Mark Westguard – President
- Brenda Napier – Treasurer
- Clare Steinbook – Secretary
- Eileen Barrs – Member at Large
- Carrie Cowley – Member at Large

Welcome new neighbors!

- Amy & Kent DeLay (6919 Gaines Ridge Rd)
- Tonya Hancock & John Hardy (6969 Gaines Ridge Rd)
- Joo Yeon Kang (6827 Gaines Creek Rd)

Agenda Items:

1. Entrance – Maintenance of this area is financial priority over other upcoming project ideas. Eileen Barrs is overseeing dead tree removal , general clean up of area and lifting the tree canopy. Recommendation not to replace sod. Ken Napier volunteered to treat area to discourage deer.
2. Mark is handling notices to residents who are in violation of covenant & handbook violations.
3. Architectural Review Committee (ARC) has been reinstated. Members are Ken Napier, Chair, John Hardy and Clare Steinbook. We are seeking 2 more resident volunteers to the committee. Because we are no longer a neighborhood of new construction, a primary objective of the ARC will be to evaluate and realign the covenants away from a builder's perspective and more towards retaining property value.

4. Upcoming projects for future consideration are:

- Repainting mailboxes – residents may repaint their own box and pole in Flat Matte Black (no semi or high gloss). If house numbers need touching up, paint must be exact color and finish match to existing.
- Pressure Washing of entrance walls and curbs.
- Entrance security – Mark will price out and install network link and additional camera (able to discern license plate numbers).

Those in attendance were:

Eileen & WJ Barrs, Gloria Beck, Carrie Cowley, Heather Forrest, John Hardy, Kayron & John Laska, Kamlesh & Nandini Patel, Ken Napier, Sheryl & Sam Rice, Clare Steinbook, Casey & Mark Westguard, Brenda & Robert Willis, Faye Woodruff

Mark adjourned the meeting at 7:15 PM.

Respectfully Submitted by

Clare Steinbook