

Bien Venue Plantation Property Owners Association, Inc. P. O. Box 1699 Louisa, VA 23093

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**Annual Meeting Minutes**

**June 11, 2022**

**Pre-Meeting:**

Guest Speaker: Ron Skinner of Lake Anna Civic Association  
(LACA). He will discuss toxic algae treatment in our area.

Mr. Skinner gave us a overview of the problem. Algae is not algae. There are too many nutrients in the water. We must keep the toxins under control. Upper regions of the lake is affected thus the organization was put together with a 3 prong affect: mitigation, remediation and prevention. They use satellite imaging to locate problem areas. They will use drones to drop hydrogen peroxide on the affected areas. It is approved to be safe for drinking water, humans, and pets. After more detailed information, the members voted unanimously to approve the project. Keith Dugan asked about liability to which Ron Skinner replied that they have coverage. The approval was granted subject to receipt of a copy of the liability insurance document. Secretary Florence Daniels agreed to follow up with this.

**Annual Meeting Minutes**

1. **Call to Order:** Time 11:16 am. Meeting called to order by Daniel Brown held at the Pavilion.

Board Members Present: Daniel Brown, Thomas Ervin, Frank Reaves, Florence Daniels, and Ruthie Haden

Proof of Quorum-29 persons

11 Proxies

Proof of Notice, Certification of Proxies and Approval of Agenda

1. **Minutes from the 2021 Annual Meeting were reviewed**. Florence Daniels motion to approve and Frank Reaves 2nd, all ayes, motion carried.
2. **President’s Report:**

Report of actions taken by the board from June 2021-June 2022 Daniel reported that there was a lot of activity over the last year. 20 properties transferred and there were 7 new homes some still under construction.

**Gate cards,** Larry Jenkins asked about the necessity to replace the cards saying this was an unnecessary expense because he did not see any misuse. Daniel Brown said that they are resetting the cards NOT reissuing new ones. Daniel did say there was one vendor who did not return the card.

**Dock Maintenance:** it seems that there is always something to repair/replace on the docks. Sign-up sheet for volunteers who want to help. Thomas Ervin stated that he is recommending changing all the stringers next year. However, the cost of lumber has skyrocketed so this may not be feasible It would probably cost 50K. Bryant Mastis said that he can provide names of contractors who can do the work and we can work out a payment plan.

1. **Secretary Report:**

Florence Daniels gave an update to VHD Marina Exemption. The law requires every community which has docks/marinas to file applications with the state. This is to certify that we are not pumping waste in the water, and we have the required porta-johns where applicable. One form had to be notarized which had Florence Daniels going into town to find a notary**.** Someone said CarolWilkes is a notary. 2 forms were mailed on 3/14/22 and we spoke to AJ Austin on April 20, 2022, for an update. He has not heard from Richmond however he said inspections will begin in June. Hopefully by then we will have heard something. The secretary’s address and email were provided as a contact.

1. **Treasurer’s Report:**

Income and expenses presented for period 6/6/21-6/5/22. This was sent with the notice of the 2022 annual meeting.

Lot 133 unpaid dues of $200 was included under Misc.

Expenses increased due to lumber costs $220.

Gate repair, sensor, and battery $220

The cost for the website is multiyear thus no amount stated in the budget.

Porta-john-question was asked why we have this item during the winter as not a lot of people frequent the common area.

Our largest expense is grass cutting

**Side bar** Keith Dugan asked about the budget and was told that his concerns would be handled by the new board after the annual meeting.

Delinquent dues lot 116 Packard’s house. Louisa County has updated their records and indicate that Ray Packard’s son is the new owner. Keith Dugan said that there is a reverse mortgage on the house. In the meantime, we can cut the grass. We need to send a certified letter regarding the delinquency. If we don’t receive a reply, then we need to file a lien and if necessary go the foreclosure route.

Lot 3 owner was sent a letter for nonpayment of dues

Lot 89 is in bankruptcy.

1. **Committee Reports:**

ACC reported there have been 15 houses built since January 2021. 2 lots have been cleared and 2-3 applications have been approved including fences, sheds, and garages.

It has been brought to our attention that some builders are working on Sunday in violation of our covenants. Daniel said that he approached some workers and they just decided to continue to work. We may have to tighten our procedures when ACC receives a future application.

Tom Leach is stepping down from the ACC. Thanks Tom for your dedication.

1. **Election of Board Members:**

We have 2 positions to fill. Norma Jean Miss and Tracy Ribbentrop volunteered for those openings. They were elected unanimously. The officers will be chosen at the organizational meeting which takes place after the annual meeting.

1. **Old Business:**

**Covenants** have been approved; the next step is recordation. Some homeowners feel there is more to do. We can get a committee together to tackle this task.

**Facebook** most of the information is about lost dogs, neighbors finding dogs in their yard. Please keep your pets on a leash.

**Driving through the community:** Brian said that people are driving too fast, they need to slow down. This covers cars and golf carts.

**Pedestrian path** – someone reported that a jeep was driving on the walkway. This path is for pedestrians only.

1. **New Business:**

**Stickers for boats**-we need to be able to identify legitimate boat owners. There have been complaints that people from outside of the community are using our docks. The covenants call for 1 boat per lot. One homeowner asked the question: what If you have several boats. The new board will have to tackle this. The sticker could be such where it could be easily used on a different boat. This must be explored. **The goal is to have updated registration/insurance.**

**Bridle Path Easement-** Florence Daniels spoke about accessing the bridle path easement. She receives a request from a homeowner on Daniel Road asking permission to cross her property to get to Belmont Lane. The request was reasonable as Daniel Road is a busy road at times. The owners usually walk along Daniel Rd to come into Bien Venue. The easement is the bridle path. The **concern** is liability. One can grant someone permission to walk across their property, but this easement runs with the land. To do this, we would have to seek a change to the covenants, and we would have to be released from any liability.

**Bear siting,** Tom Ervin reported a bear siting on Daniel Road

**Sign off form for ACC-** Florence Daniels suggested that we have a sign off form for new construction to ensure that the final design was completed as originally presented. This will eliminate instances of improper house color, square footage etc.

**Goodbye to the outgoing board members.** Dan Daniels asked that we give a round of applaud to the outgoing board members and ACC members.

**Adjournment**

Meeting adjourned at 12:20pm

Florence Daniels motion and Frank Reaves 2nd

Lunch was provided.

Organizational Meeting to follow at the small pavilion.