

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

bienvenueplantation.com Email: bienvenueplantation@gmail.com

To: Board Members and Association Members

From: Florence Daniels Secretary of the Board

Subject: Minutes from the September 24, 2022 Board Meeting

Amended at the December 3, 2022 Board Meeting to reflect the date of the September Meeting

Call To Order: Time 10:05 a.m. Meeting called to order by Tracy Ribbentrop held at the Common Area Pavilion.

Proof of Quorum: Board members present: Tracy Ribbentrop, Frank Reaves, Florence Daniels and Ruthie Haden.

Proof of Notice and Approval of Agenda: This item was inadvertently missed during our discussion.

Minutes from last meeting reviewed. Minutes will be posted on the website for the Annual Meeting.

Open Forum for Homeowners:

Keith Dugan asked about minutes probably from several organizational meetings. They were done however not posted. Florence Daniels stated that we are doing the best that we can with little support. Sandy Stone said that we need more volunteers. Tracy said that we appreciate what has been done. The mailing in September was an effort to communicate with the community.

President’s Report:

1. Gate cards – all cards have been accounted for and where there was an issue, the card was deactivated.
2. Quotes for dock work-Tracy said that she had contacted several vendors and has received one quote of $1500. She is waiting to receive the others.
3. Filling the vacancy for treasurer –this meeting is not just a regular meeting. It is a special meeting to appoint a treasurer. The board sent a letter in early September discussing this. We reiterated the duties and pointed out that this will not be a board position. At the 2023 Annual meeting, we will be able to elect a treasurer which will be a board position. We asked Tom Ervin to speak about the duties of treasurer. Thanks to Tom he has volunteered to do the financial duties during the interim. However, he will not continue past December. We opened the floor for volunteers. We received none. Florence Daniels stated that Steve Donnelly is interested in the appointed position. He still wants to continue as a member of the ACC. Steve Donnelly was a past treasurer who has knowledge of financial affairs. Tom Ervin said he will help Steve during the transition.

Keith Dugan said that this is fine with him, and we asked for a vote and the response was unanimous.

Secretary’s Report:

1. Covenants

Florence Daniels stated that the amended covenants were recorded at the Louisa County Clerk of the Court on September 12, 2022. Therefore, as of this date we are to use the newly revised covenants. Keith Dugan had a question about the legality of the procedure. For instance, was the correct procedure followed regarding voting procedure. Florence Daniels stated that the covenants were amended by a committee, and she could not address that concern. She asked Daniel Brown to address this issue. Daniel Brown stated that they followed procedures and advice of the association’s attorney. A ballot was sent with the notice of annual dues and based on receipts of those ballots; the association voted to approve the amended covenants.

Finally, Florence Daniels stated that the following had to be filed with the recordation:

A copy of the amended covenants, statement from the attorney, copy of the March Minutes indicating the vote tally and copy of the ballot.

1. Website:

Florence Daniels reported that Tom Ervin is updating the website to include board minutes and ACC application forms for existing and new construction. We welcome articles of interest. Keith Dugan has a question about LAKA Algae bloom informational piece. He said that it appears that we are endorsing them. We are not endorsing anyone. This is for information only.

1. Changing our covenants in the future-the process:

For those who want to change the covenants again Some changes may cover house colors, types of fences etc. Some would like to have metal sheds which aren’t allowed. One homeowner stated that he had applied to have such a shed put on his property and his application was rejected. Because of that he had to spend 70k for a 3-car garage. We must get a committee to work on this. And the approval process is the same. It takes time and dedication on behalf of volunteers to see this done.

Financial Liaison Report:

Thomas Ervin reported that we have $88,000 in checking and savings based on 132 lots.

ACC Report:

Steve Donnelly Chair had provided a report to the board members. Ron Mellinger ACC member concurred. There are currently 5 lots that the ACC has approved their plans. 1 lot approval hasn’t been given because the owner/builder did not provide an acceptable color sample for the siding at initial application and to date has not complied. They are waiting to receive the color sample for the siding on 1 property. They also have an application for a shed. Daniel Brown asked a question about shed’s placement. How do you verify that the shed is on the person’s property. Florence Daniels said that perhaps the ACC should ask for a copy of the plat or survey to pinpoint where the shed will be placed.

Maintenance Report:

Tom Ervin spent 3 days replacing 50 boards on the dock and worked on stairs near the sandbox. Ron Mellinger did some electrical work. More work will be later in the fall and in early spring. No work will be done in the summer.

Old Business:

Ruthie Haden gave us an update on the algae bloom treatment. 2 applications were done by boat. The treatment was not successful. More treatments are needed.

New Business:

1. Complaint received from a homeowner

Florence Daniels reported that Steve Donnelly delivered a complaint to her to be addressed at the board meeting. Steve will be out of town during the meeting. The complaint alleged firearm activity in the community. She read aloud the complaint and cited the section in the covenants that forbade such activity. Daniel Brown said that they had these issues before. They thought it was coming from the hunt club. They called the sheriff and the only option from the sheriff is to charge a $50 fine.

1. Possible HOA dues increase

We talked about a possible increase in dues. There has never been an increase. The POA regulation states that the board can increase the dues by a certain amount without the association’s input. Keith Dugan said the regulation changed in 2019 where there is no limit without the association’s input.

1. Discussion on hiring a management company

The board has discussed hiring a management company to perform certain tasks. Some homeowners are in violation of the covenants. Tom Ervin said that there is a cafeteria style menu where you select and only pay for services that you need. A call was made for volunteers to explore management companies. Suzanne Brown and Kim Mellinger volunteered.

1. Violations of the BVPPOA Covenants There are violations that haven’t been addressed primarily because of possible negative feedback between owner and board. A management company will handle violations of our covenants. This will cover all violations. The board chooses not to be involved in any adversarial position where there maybe potential harm.
2. A call for volunteer was made to contribute articles for the website. Dan Daniels volunteered.
3. Fall fest and other future events, we are hoping to have some event in October.
4. The next meeting: December 3rd, 2022, at 10:00 a.m. Location to be determined. Dan Daniels requested that we investigate having the December and March meetings at a different location. Last March it was extremely cold. A clubhouse would be too expensive. Other choices could include a church, school, or library. Keith Dugan said you must have a library card. Does Food Lion have a meeting room? Finally, the homeowner of 29 Pimlico volunteered. He has a 3-car heated garage. We will have to follow up and confirm his willingness to have the December meeting.

Adjourned at 11:23 am. Daniel Brown motion to adjourn and Frank Reaves 2nd. Motion carried.