

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

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To: Board Members and Association Members

From: Florence Daniels Secretary of the Board

Subject: Minutes from the March 12, 2022, Board Meeting

Call To Order: Time 11:04 a.m. Meeting called to order by Daniel Brown held at the Common Area Pavilion.

Proof of Quorum: Board members present: Daniel Brown, Thomas Ervin. Florence Daniels and Ruthie Haden. Frank Reeves was not present.

Proof of Notice and Approval of Agenda: Thomas Ervin motion to approve, Ruthie Haden 2nd, all ayes, motion carried.

Minutes from last meeting reviewed. Ruthie Haden motion to approve, Thomas Ervin 2nd, all ayes, motion carried.

Open Forum for Homeowners:

No comments probably due to the extreme cold weather.

President’s Report:

1. Cleanup – the January storm was historic

and left a lot of damage both on common and private lots. Daniel said that he and others had removed a lot of debris from the common areas. It is still the homeowner’s responsibility to remove fallen trees and debris from their property. He said that the Board will work with the homeowners in giving them time to clean up their lots.

1. Covenants – the proposed covenants have been voted on and passed. We received 99 “YES” and 2 “NO”. This represents over two thirds of lot owners. The new covenants need to be recorded in the courthouse.
2. Enforcement – we will investigate this after the annual meeting.
3. Annual Meeting – June 11, 2022, at 11am.
4. Electric work in common area – there are a few things to fix. We will hire someone to handle these items.
5. Violations – growing list of violation.
6. Gate card cut off time – June, date to be determined.

Secretary’s Report:

Florence Daniels spoke about the VDH /Virginia Department of Health process of requiring us to file 2 applications as they relate to operating marinas. The paperwork is almost completed. We just need to have one document notarized and then she will mail the paperwork.

Florence Daniels gave us an update of the sales activity in the community.

Treasurer’s Report:

Thomas Ervin

Checking = $ 40,174.33

Savings = $42,570.64

Total = $82,944.97

The annual dues invoices were mailed out and we have received about 100 which is about 78% of the lots. Late notices will go out in the next week

ACC Report:

Bucky reported that there are 6 new houses under construction. Florence Daniels asked about the procedure from receiving an application for new construction to the completion. The question is: is there follow-up to assure that the work is being done according to approval. Bucky said no. It was recommended that we institute a system whereby we try to monitor the work and make sure that the work is being done according to what was originally approved.

1. Daniel Brown said that there have been 3-4 property transfers and 4 houses are under construction.

Old Business:

Ruthie Haden reported on the results of the Polar Plunge. They raised $1620 the most that was ever raised in the past 15 years.

New Business:

Ruthie Haden reported on the Irish Bowling which will take place on Saturday June 19th, 2022, at 11:00am. It will start at the cul de sac on Palomino. Please bring a side dish.

b. The annual meeting: June 11th, 2022, at 11:00 a.m. at the Common Area Pavilion

Adjourned at 11:23 am. Thomas Ervin motion to adjourn and Ruthie Haden 2nd. Motion carried.