

- Call to order
- Welcome/Introductions
- Treasurer's Report – Diane Lund
 - 2018 End of Year balance = \$14,047
 - 2019 Total Income from Road Fees (dues) = \$22,228
 - 2019 Total Expenses = \$24,424.61 (see Treasurer's Report handout for expenses)
 - Account balance as of 12/31/2019 = \$11,850.39
 - Unofficial balance check as of 02/15/2020 = approximately \$14,000
 - Note on the cost of the website: the \$718.81 website fee is the total cost for 7 years of service, up to the year 2023.
 - Comment: timing on the light by the mailboxes needs adjusted, currently turns off while people are still at their mailbox, etc. ACTION: Tom will adjust.
 - **Q:** Is the website useful? **A** (Darlene): Yes, messages/emails have been generated from the "contact" feature on the site. Documents such as bylaws, meeting notes, also available online. <https://greenhillforest.org/>
 - **Q:** Could more information be added to the website? **A** (Darlene): Yes, can add information about the neighborhood Nextdoor group, who to contact for things like downed trees, etc. <https://nextdoor.com/>
 - **Q:** Are the mirrors installed in 2 locations in the neighborhood useful? **A:** Not particularly, in their current locations/size, etc. Will leave them as is, but may not replace or repair if there are issues.
 - **Q:** Who decides when to salt the roads? Plow them? **A:** Andy, the current contracted snow removal person, makes the decision when to plow, salt, etc.
 - **Q:** Some folks have been taking salt from the barrels around the neighborhood, apparently for personal use. What can we do? **A:** We will include reminders that salt is not for personal use in the meeting notes.
 - Motion to approve the Treasurer's Report made and seconded.
- Road Discussion – Tom Scott
 - The edges of the roads are deteriorating. We can get a professional to evaluate them and make recommendations. Tom recommends using a backhoe to pull rocks from the hillside next to the road to build up the sides, then rolling asphalt over the top of them. Something similar was done on Valley Road years ago.
 - The culvert maintenance has not been kept up, creating situations where water is forced to find a different path, increasing erosion.
 - There are areas where the roads are not wide enough for two cars to pass. We should consider putting up signs on those areas, "one lane road ahead" or similar.
 - **Q:** Are the \$300 fees the annual, normal amount now? **A:** Yes
 - **Q:** Are there more properties delinquent on their fees now than in the past, due to the increased fees? **A:** About \$3,300 still owed from 2019, over \$10,000 still owed for 2020.
 - Two homes sold in the last few years had liens from unpaid fees (by the former owners). Liens are not being enforced on the sellers or the buyers, the money is never collected. Per Tom, there is no legal way to enforce this.
 - Diane: there are approximately 6 properties not paying their annual fees.

- Tom would like the annual fees raised by an additional \$100 per year. This would increase fees on improved lots from \$300 to \$400 annual and on unimproved lots from \$150 to \$250 (although the max allowed may be 50% of the fees charged to improved lots, per bylaws).
- Darlene would like to be sure that amount is all that we would need. Corrie concurs, fees were just raised 2 years ago and if they need to be raised again, it should be based on what we know for sure we need so this doesn't keep happening. Tom says there is no possible way to know that. Corrie says a capital reserve study should be done.
- Mark Lucas: none of these amounts take into account money for savings to address emergencies like unexpected repairs, unexpected increases in cost, etc. Tom: I don't believe we should have a savings at all.
- Property owners are responsible for maintaining the ditches and culverts on their property, under driveways. They could be charged if they aren't cleaned out. This was discussed last year but ultimately never enforced, as there are no set deadlines for having these cleaned out each year.
- **Q:** What do other neighborhoods pay? **A (Tom):** I've asked about it. No additional information shared.
- **Q:** Would it be helpful to have a road committee? **A (Tom):** I don't want to stand up another committee. If someone wants to work with me on it, they can contact me. Otherwise I will proceed as I see fit.
- **Q:** Will you talk to people before you start digging up their property and pulling rocks out? **A (Tom):** Yes.
- **Q:** Is the electric company (REC) responsible for cleaning up after cutting and trimming trees? **A (Corrie):** yes, but only certain sizes of debris. If it is too large or too small, it is up to the property owner. <https://www.myrec.coop/share/reliability/tree-pruning.cfm>
- If you have additional trees you would like trimmed or removed, mark them with orange ribbons and REC will address them when they come through again. Tom is willing to assist in an emergency.
- Lucas: there is a tree that is dead on Hillandale, before you get to the Lunds' on the opposite side of the road that is an issue. Needs to be marked and REC called. ACTION: Lucas will do.
- **Q:** before road fees can be raised, does there have to be a vote? **A:** Yes, 2/3 of the property owners have to approve.
- **Q:** Will mowing be done around the front this year? **A (Darlene):** Working on getting a quote.
- Volunteers – Corrie Silcox
 - We have several activities and needs in the neighborhood that are excellent volunteer opportunities. This year we would like to have a spring/summer get together and would like some volunteers to help plan this (Social Committee). Additionally, we have opportunities to help with beautifying the entrance area, around the mailboxes and we need some folks for an architectural committee, to approve new builds and certain other construction activities on lots. (I cannot remember what the other sign ups were about, can you fill this part in?)
- Nexdoor App – Corrie Silcox

- We are part of the Nextdoor neighborhood called John Marshall Highway. Please consider registering on the site. It is an excellent way to share information quickly with your neighbors. We have many neighbors already using the site.
- Invasive species – Corrie Silcox
 - Please see the handout. The information and links will also be added to the GHFCA website. We have several invasive plant species making their way up the hill, including kudzu and Japanese stilt grass. We also have some invasives being planted in people’s yards. When planting, consider removing non-native/invasive plants where you can and planting species native to Virginia and our area. Invasive plants hinder the growth and wellbeing of the plants native to our neighborhood. They can increase the risk of fires, erosion, etc. Please see the listed websites for additional information.
- Comcast update – Darlene Kelly
 - It appears fiber optic cables are being installed along Highway 55. The Amselles are the only ones in the neighborhood who have Comcast at this time. Nathan Hill had been in conversations with Comcast where they indicated they would be willing to install, but hasn’t heard from them recently. The suggestion is to go into the physical store and repeatedly ask to show there is interest. 5G isn’t really an option for the neighborhood, it requires towers every 80 feet.
- Smart 911 – Darlene Kelly
 - The county has Smart 911 capabilities <https://www.warrencountysheriff.org/home/smart911>. You can link your cell phone with your home address and include pertinent medical information.
- Driving neighborly – Darlene Kelly
 - Please remember to stay on your side of the road and follow the posted speed limits in the neighborhood. There are numerous spots where the road should be treated as one lane. Be courteous, allow others to come through safely.
 - The fire road off of/near the Alexes’ property is covered with trees and rocks, it is not passable.
- Open Discussion
 - Dogs – we have many dogs in the neighborhood. Remember that Warren County leash laws apply in the neighborhood. All dogs should be kept in their own yards and on a leash when not in the yard. Please keep your dogs out of the road and others’ property. Some dogs have nearly been hit in the road, that would be upsetting for everyone involved.
 - Remember to lock your doors. There have been break ins in the past. Stay safe and use common sense.
- Board member vacancies
 - Tom Scott’s board term is up this year and needs to be voted on. Tom would like to serve for another term. Tom was nominated and voted in for the three (3) year term.
 - Corrie Silcox’s term has one (1) more year, but she is unable to continue in the role. Her seat will also be up for a vote this year. Kim Lucas volunteered and was voted in for the one (1) year term.
 - Darlene Kelly’s term has 2 more years.

- There is an open secretary position, please contact Darlene if you are interested in volunteering for this position.
- Mark Lucas agreed to serve on the architectural review committee.
- If anyone is interested in assisting with roads or would like to have a say in decisions about the roads, please contact Tom Scott at 540-635-5434 or unbibium@yahoo.com
- Meeting adjourned.