

**The Village at Innsbrook HOA
Annual Meeting Minutes
January 28, 2023
The Place at Innsbrook**

Board Members Present:

President: Thao Scott
Vice -President: Brian Russell
Secretary: Betty Overbey
Treasurer: Patsy Ledford
Director: Nelson Diaz

Members Present: 62

Guests: Dan Schmitt, Henrico County Board of Supervisors, Brookland District
Brookland@henrico.us

John Nance, Henrico County Police, Community Officer
Nanc@henrico.us

Meeting Called to Order: 8:50 AM by President, Thao Scott

Meeting Agenda: As attached.

Committees: Sign-up sheets were placed on the tables for community members to volunteer to serve on committees. This received good response from those present.

OFFICER SIGNATURES:

Brian Russell, Vice President
Patsy Ledford, Treasurer
Nelson Diaz, Director at Large
Betty Overbey, Secretary

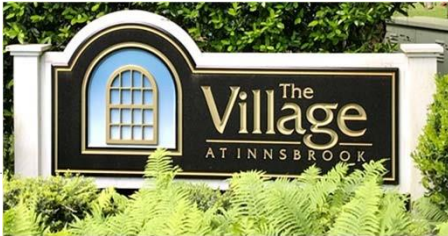
Signatures on file



Annual Homeowners' Association Meeting

JANUARY 28, 2023

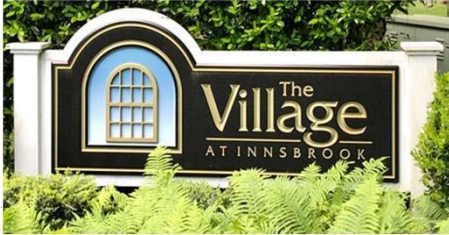
www.thevillageatinnbrook.com



Agenda

- 8:15 – 8:50 Breakfast, Meet & Greet, HOA Dues
- 8:50 – 9:00 President's Welcome
- 9:00 – 9:20 Dan Schmitt, Supervisor
- 9:20 – 9:40 Shane Hearn, Henrico County Police Officer
- 9:40 – 10:35 Board Reviews/Vote for 2023 Directors
- 10:35 – 10:45 Open Discussion

10:45 – 11:00 Neighborhood Interaction/Adjourn



Guest Speaker

Dan Schmitt, Supervisor
Brookland Magisterial District





HENRICO COUNTY 2022 BOND REFERENDUM



**Henrico County voters approve
\$511 million bond referendum**

A Community Overwhelmingly Invested in its Future

86%

\$340.5M for school projects

84%

\$37M for recreation/park projects

89%

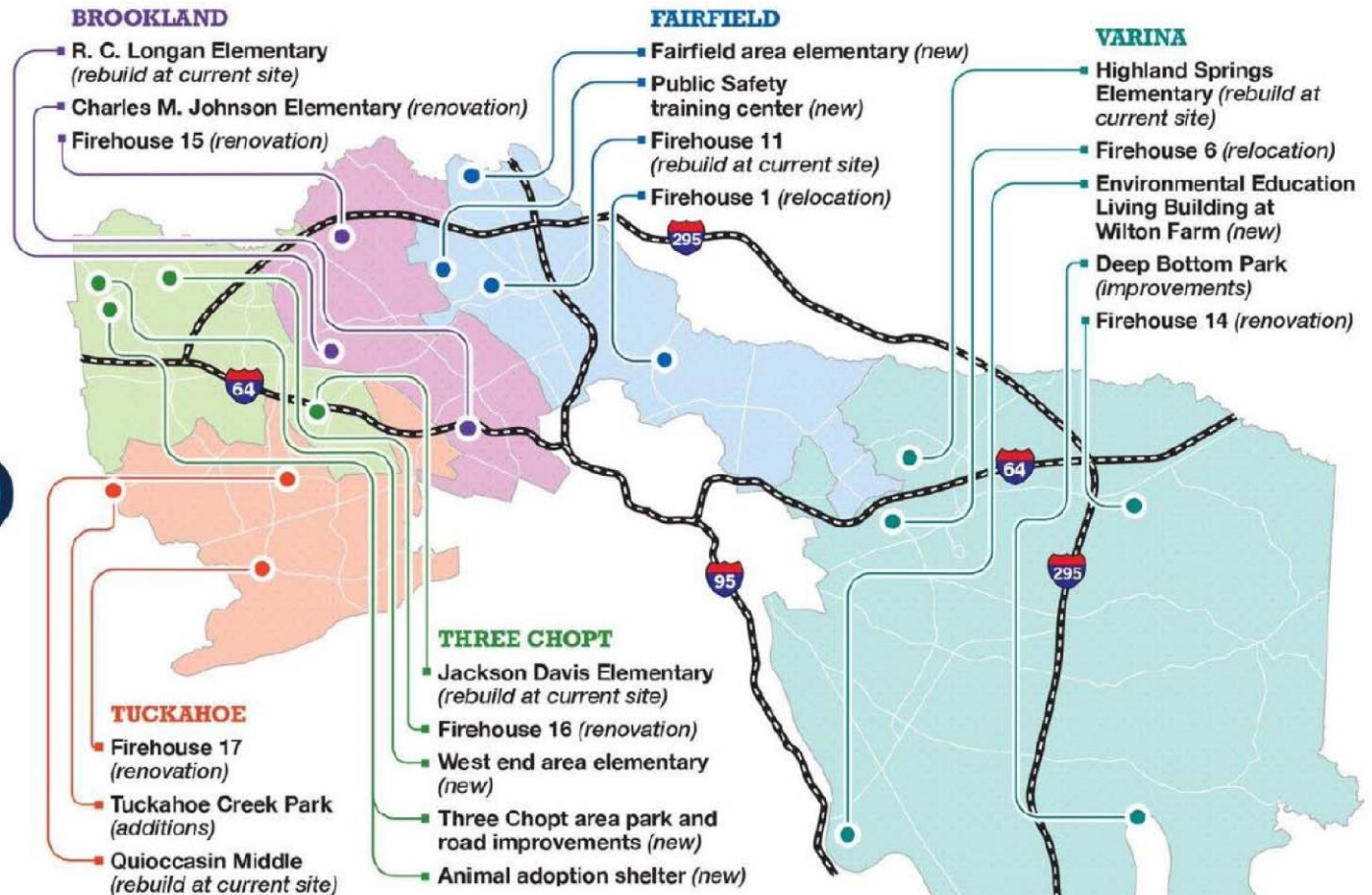
\$83.85M for public safety projects

87%

\$50M for flood prevention/drainage
projects



HENRICO COUNTY 2022 BOND REFERENDUM



 Drainage improvement projects targeted for each district; locations to be determined.

Safely Responding



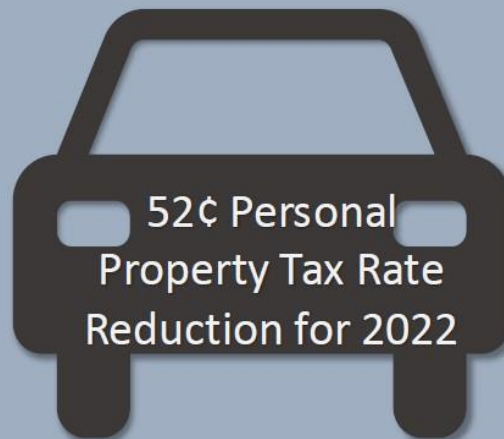
Fire Station #20
Staples Mill Road
Grand Opening January 28, 2023

Nearly \$51 million in tax relief provided in 2022

2¢ Real Estate Tax Rebate



2¢ Real Estate Tax Rate Reduction



Lowest Possible Tax Burden

FY23 Real Estate Tax Rates
10 Largest VA Localities

Norfolk	\$1.25
Richmond	\$1.20
Fairfax County	\$1.11
Chesapeake	\$1.05
Prince William	\$1.03
Arlington	\$1.013
Virginia Beach	\$0.99
Chesterfield	\$0.92
Loudoun	\$0.89
Henrico	\$0.85

Committed to Affordability



Year-End
General Fund Balances
FY13: \$197.5M
FY16: \$232.4M
FY19: \$281.9M
FY22: \$427.4M

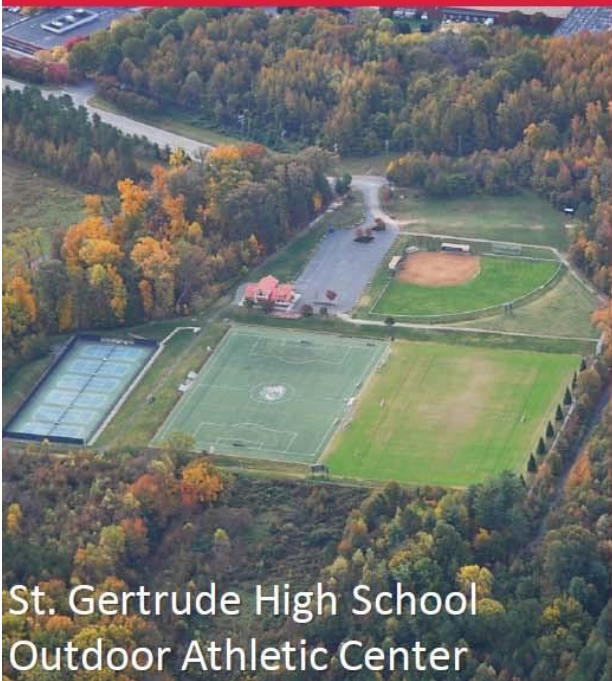


In addition to tax relief, the FY23 budget:

- Reaffirms priorities of education and public safety
- Preserves Henrico's status as the regional pay leader
- Spurs economic development
- Champions environmental sustainability



When Opportunity Knocks



St. Gertrude High School
Outdoor Athletic Center



Glover Park
Revised Master Plan

Second highest number of jobs
in Virginia 196,898



Fourth highest Gross Domestic
Product in Virginia \$25.4B

A Prosperous Outlook



2022 EDA Announcements
Exceeded \$250 Million



Promoting Future Prosperity



WRITTEN BY
Seth Berkman
February 19, 2012



Getting Out of the Way for Businesses

- 2015: Machinery & Tools Tax Rate Reduced by 70%
- 2016: Aircraft Personal Property Tax Rate Reduced by 67%
- 2017: Data Center Personal Property Tax Rate Reduced by 89%
- 2018: BPOL Exemption on first \$200,000 of Gross Receipts
- 2019: BPOL Exemption on first \$300,000 of Gross Receipts
- 2020: BPOL Exemption on first \$400,000 of Gross Receipts
- 2021: BPOL Exemption on first \$500,000 of Gross Receipts
- 2022: R & D Tax Rate Reduced by 74%



Reimagined Virginia Center Commons



Henrico
Investment
Program
(HIP)

Managing Smart Growth

What's New with HenricoNext?

Survey Reports Available

SURVEY REPORTS, RESULTS, AND APPENDICES NOW AVAILABLE ON THE RESOURCES PAGE

The Department of Planning is pleased to share the results of two surveys conducted for HenricoNext, the process to update Henrico County's comprehensive plan.

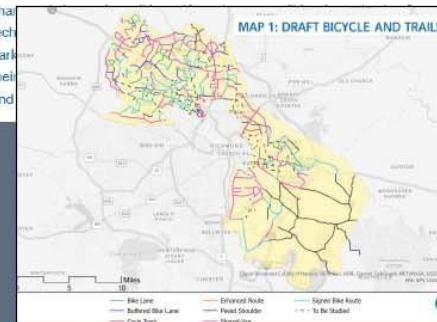
One survey asked 5,000 residents - about 1,000 from each of the five magisterial districts - about county services, development patterns and priorities. The other surveyed 4,000 residents countywide about the needs in recreation and parks.

Thank you to all who participated! To read the reports and for more information, go to the [resources page](#). HenricoNext's third phase will begin soon. Check back here for updates.

Upcoming Opportunities

PREPARING FOR PHASE 3

The HenricoNext project team is finalizing several reports that review the county's existing character, transportation, and recreation alternatives. That information will be used to develop transportation and recreation alternatives and share them with the community. Stay informed about the process and how to stay informed.



Expanding Accessibility

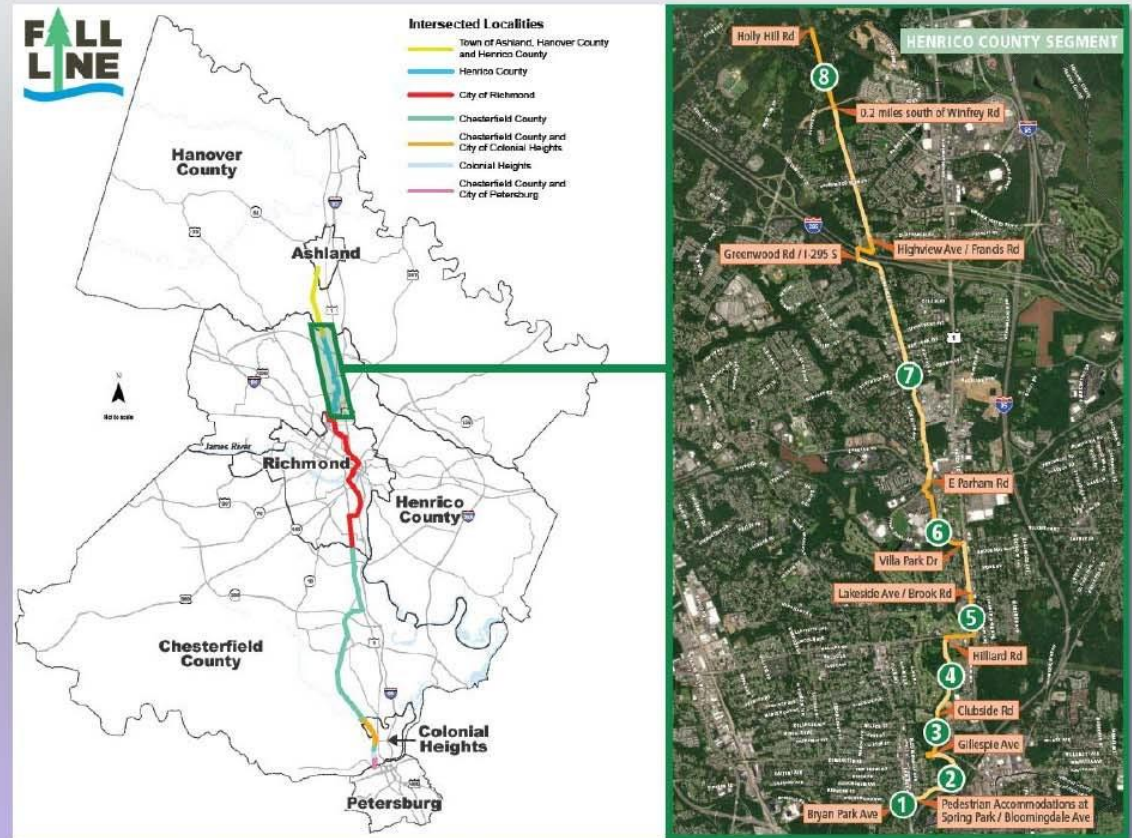


Essential Transit Infrastructure Plan
AUGUST 2022

GRTC to install 160 shelters and 225 benches at bus stops in the Richmond region over the next 5 years



GRTC
TRANSIT SYSTEM



Henrico County's 7.5-mile segment of the Fall Line Trail will be constructed in 8 phases

Leading the Sustainable Way

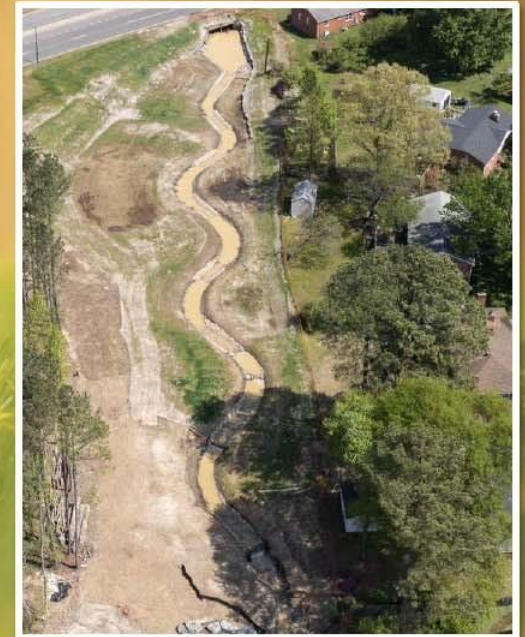


Partnership with Kroger to eliminate single-use plastic bags



Holladay Elementary School

Solar arrays installed on 6 public facilities since 2019



Portion of restored Tuckahoe Park Stream prior to vegetation replanting



Repurposing closed Springfield Landfill



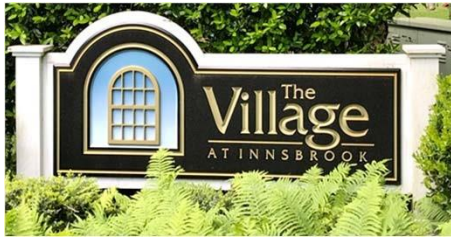
A Sustainable Future



Best Products Building
Living Building Challenge



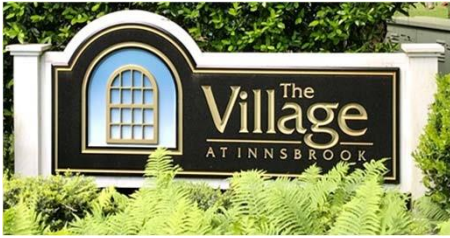
Henrico County
Environmental Committee



Guest Speaker

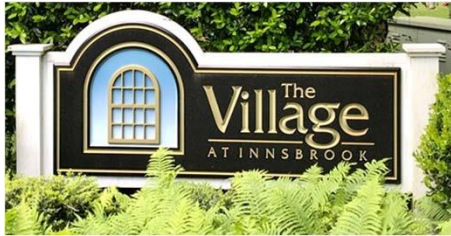
Shane Hearn,

Henrico County Police Officer



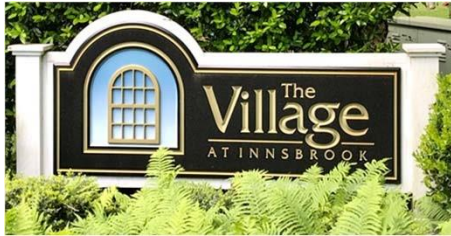
HOA Board Commitment

- Monthly meetings at 6PM on the first Wednesday of each month
 - *Please confirm with the Board for any changes
- Dial-in attendance available
- Homeowners are encouraged to attend
- Feel free to email HOA Board members for any concerns or questions



2022 Recap

- Zelle – online invoice payment
- Average home price sold (10 homes): \$490,890; average price per square feet: \$219
- Disclosure packet cost increased to \$100
- Automotive maintenance classes
- Social events
 - July ice cream social
 - September block party
 - December Cookies & Cocoa
- Clubs
 - Book Club – Heba El-Shazli
 - French Club – Sophie Gutner
 - Garden Club – Paula Tatar
- June & September yard sales



2022 Recognition – Board Members & Committees

HOA Board Members

- Thao Scott – President
- Brian Russell – Vice President/ACC Chair
- Patsy Ledford – Treasurer – Secretary
- Betty Overbey – Director-at-Large
- Nelson Diaz

ACC Committee

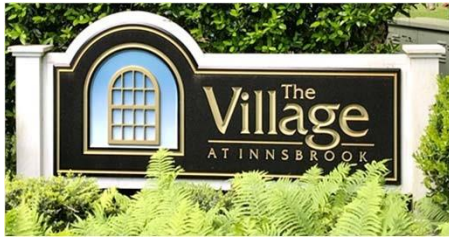
- Brian Russell

Welcome Committee

- Beth Diaz
- Brian Russell

Please reach out to any board member if you are interested in volunteering.

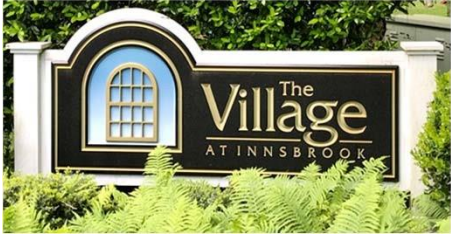
Thank you for your interest!



Special Recognition – Anthony Gray



Many thanks to Anthony Gray for hosting informative automotive sessions! We enjoyed learning about a variety of automotive topics.



Nominating Committee Report

2023 Proposed Slate of Officers



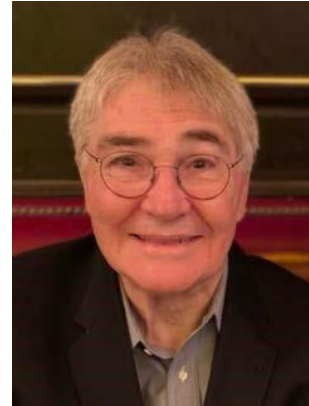
Brian Russell



Patsy



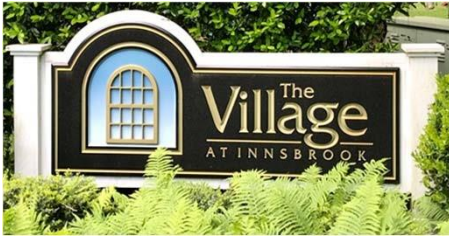
Betty Overbey



Nelson Diaz



Dave Fellowes



2023 Proposed Slate of Officers' Biographies

Brian Russell

I grew up in Virginia Beach, went to Virginia Tech to study engineering, and have lived in RVA since the mid-90's where I still practice mechanical engineering as my day job. In 2020, I moved into The Village with my two sons who are now in college. After volunteering for the ACC committee previously, I'm presently enjoying the challenges of the VP/ACC Chair position, feeling rewarded by being able to meet so many of you, and looking forward to another year of service.

Patsy Ledford

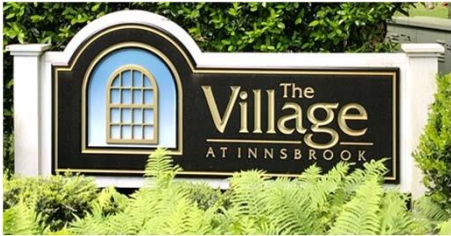
I've lived here in The Village for almost 24 years. I grew up in Charlottesville, majored in French, and then jumped into a career in the fairly new field of Information Technology. Before settling in The Village, I lived as far out as Powhatan County, and as close in as 42nd Street (Southside). Since retiring, I cherish time to read and travel, and my husband Joel and I are very involved in our church community. I am thankful to the multitude of my fellow Village residents who have taken a turn (or more) on the Board of our HOA. I welcome the opportunity to serve my neighbors in this way, to help maintain the standards and character that contribute to making this community a true community, and an absolute gem of a neighborhood.

Betty Overbey

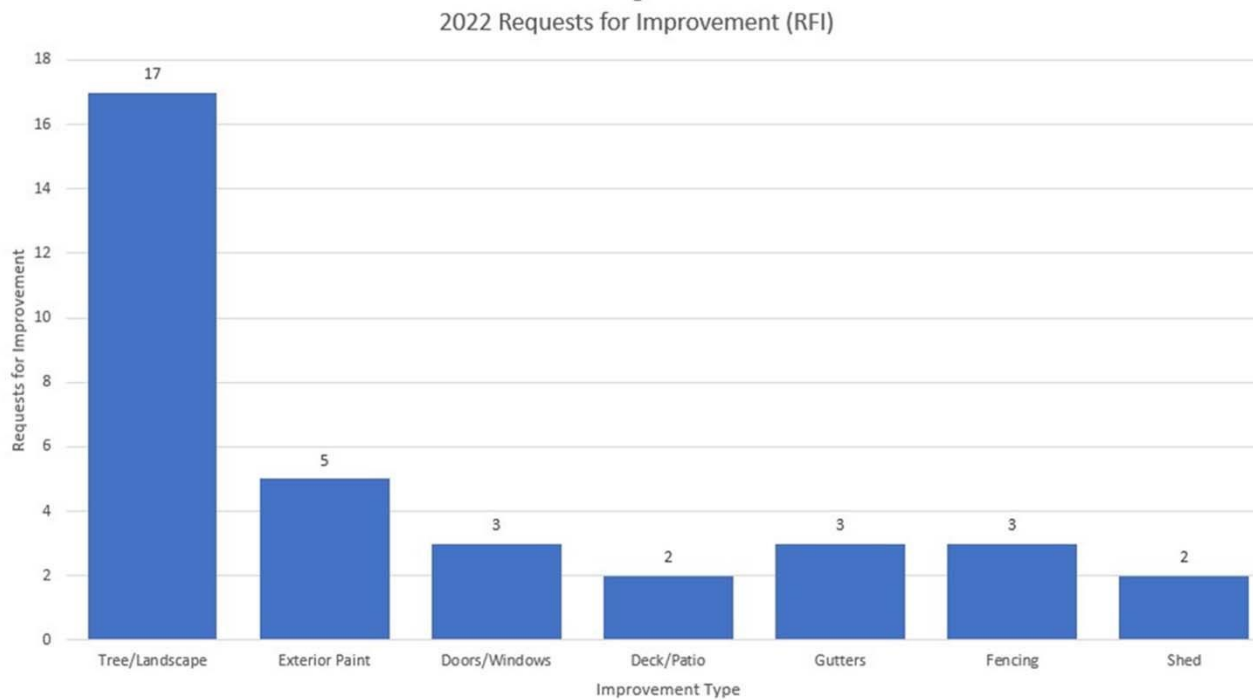
Betty is a Richmond, VA native. As a Registered Nurse and entrepreneur, I have spent much of my career in case management and medical-legal consulting. I was attracted to The Village because of the design of the homes and curb appeal; buying the house with the ugliest yard in the neighborhood and making it a work in progress since 1990. Being outdoors in flip flops makes me happy, but the real joy of my life is my family. I proudly fly JMU, VT and UVA flags; although any one or all of them sometimes go missing! I currently serve as your HOA secretary and welcome the opportunity of continuing to serve this great community of people another year.

Nelson Diaz

A native of Havana, Cuba, I came to this country with my family at the age of 7. I grew up in Coral Gables, Florida and moved to Memphis, Tennessee as a young college graduate and newlywed. I spent over 40 years in the hospitality business with Holidays Inns and Hilton as Vice President of International development. I have traveled extensively and am fluent in Spanish. My wife, Beth, and I moved to the Village at Innsbrook in the summer of 2020 to be closer to our grandchildren in RVA. I am an avid sports car enthusiast and enjoy living in this neighborhood very much. I look forward to serving again as your Director-at-Large this year, and I am always happy to talk cars with everyone in the neighborhood!



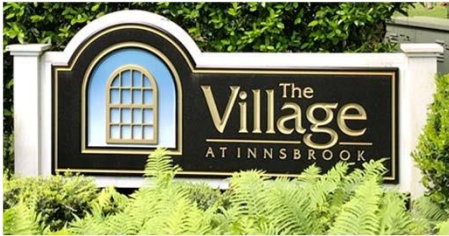
VP/Architectural Control Committee (ACC) Chair Review



- Please submit a RFI prior

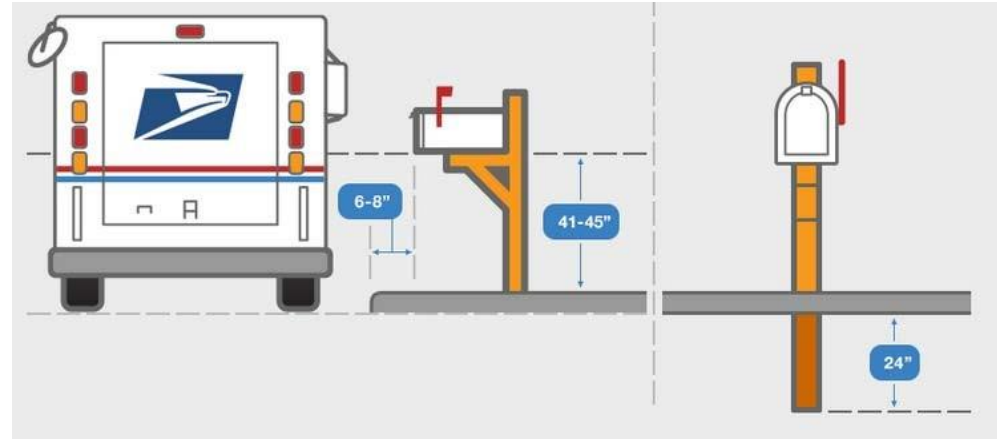
to starting project

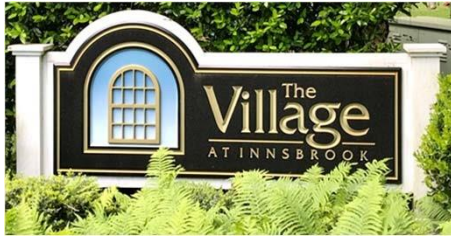
- 35 total requests
- ~33% fewer RFIs in 2022 compared to 2021
- Tree/Landscape work continues to be the leading request (removing any tree larger than 6" in diameter requires approval)
- Exterior changes needing approval include paint colors, roofing, windows, doors, gutters, and lighting



Neighborhood Curb Appeal

- Mailbox
 - Request **FREE** paint from VP
 - Nailed on or adhesive numbers or letters prohibited
 - Keep distance around mailbox clear for USPS
- Trailers
 - **NO** trailers are allowed to be parked in the front yard
- Leaf collection/disposal
 - \$30 through Henrico County
 - Call 804.501.4275 or order vacuum service online
- Trash and/or recycling container(s) cannot be visible from the street



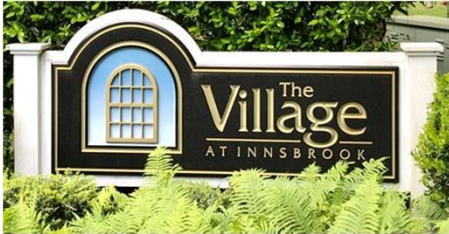


*Homeowner assessment

Treasurer Review –2023 Budget

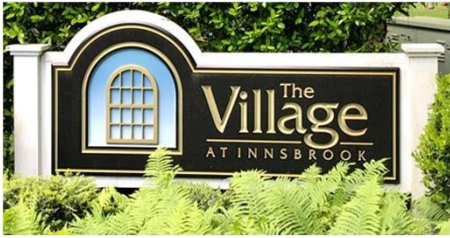
	2022			2023
	BUDGET	ACTUAL	DIFFERENCE	BUDGET
INCOME				
Dues	9,515.00	9,735.00	220.00	9,515.00
Fines	100.00	272.00	172.00	40.00
Disclosure Packets	400.00	800.00	400.00	800.00
Int Inc Checking	0.00	0.36	0.36	10.00
Int Inc MMA	15.00	17.56	2.56	40.00
TTL INC	\$ 10,030.00	\$ 10,824.92	\$ 794.92	\$ 10,405.00
EXPENSES				
<i>Financial/Legal</i>				
Accounting/External Auditor Fees	0.00	150.00	150.00	3,000.00
Bank Fees	0.00	12.00	12.00	12.00
Legal Fees	750.00	0.00	(750.00)	750.00
SCC Fees/DPOR	70.00	150.00	80.00	150.00
Tax Preparation Fees	0.00	0.00	0.00	150.00
Insurance	3,000.00	2,860.00	(140.00)	3,000.00
<i>HOA Activity</i>				
Advertising (yard sale)	0.00	66.75	66.75	70.00
Annual Meeting	2,500.00	600.00	(1,900.00)	2,500.00
HOA Expenses (incl. welcome baskets)	100.00	519.47	419.47	750.00
<i>Office Expenses</i>				
Office Supplies	150.00	27.71	(122.29)	100.00
Postage/P.O. Box	250.00	130.00	(120.00)	400.00
Printing/Copying	350.00	1,351.05	1,001.05	350.00
Software/Website/Email	290.00	601.95	311.95	725.00
<i>Utilities/Maintenance</i>				
Electric	170.00	165.50	(4.50)	180.00
Phone	50.00	50.56	0.56	55.00
Landscape	2,250.00	2,490.00	240.00	2,500.00
Repair/Maint	100.00	0.00	(100.00)	100.00
TTL EXP	\$ 10,030.00	\$ 9,174.99	\$ (855.01)	\$ 14,792.00
NET	\$ -	\$ 1,649.93	\$ 1,649.93	\$ (4,387.00)
Year-end Bank Balance (as of 12.31.22):		\$ 39,119.15		

unchanged for 2023 at \$55



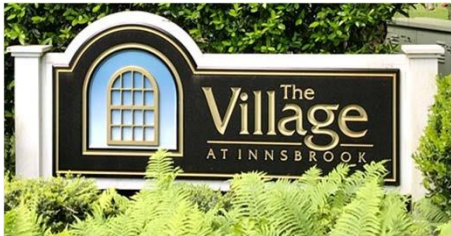
Secretary Review

- Minutes of monthly Board-of-Directors meeting have been taken and posted on the website for homeowner review.
- Community initiatives have been met along with all BOD members in planning and attending social events in the community.
- Return to in-person Annual Meetings has been achieved. The secretary started with request-for-proposals for a meeting venue resulting in negotiations and contract with The Place (a locally owned neighborhood business) for the 2023 meeting.



Director-at-Large Review

- Issued 10 disclosure packets
- To help keep your contact information current, please send updates to director@thevillageatinnsbrook.com



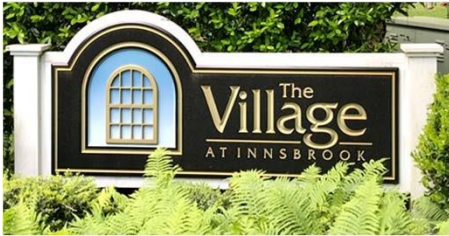
2022 Home Sales

2022 HOME SALES

Address	Date Sold	Price	Sq ft	\$ per SF
10804 Snowmass Court	04/05/22	\$570,000	2,527	\$226
10719 High Mountain Court	08/02/22	\$540,000	2,270	\$238
10801 St. Anton Circle	09/29/22	\$523,000	2,171	\$241
10704 Squaw Valley Place	03/17/22	\$521,000	2,319	\$225
4708 Squaw Valley Court	07/25/22	\$505,000	2,507	\$201
10812 Snowmass Court	12/01/22	\$499,950	2,240	\$223
4602 Needles Eye Terrace	09/15/22	\$460,000	1,945	\$237
10700 High Mountain Court	10/28/22	\$440,000	2,064	\$213
10812 Snowmass Court	06/29/22	\$425,000	2,240	\$190
10804 Canaan Valley Court	11/17/22	\$424,950	2,140	\$199

Avg \$	Avg \$/SF	Chg	Avg \$/SF	% Chg	Chg	Change from Prior Year		
						Avg \$ %		
2022 Average (10 homes)	\$490,890	\$219	\$63,098	15%	\$23	12%	2021 Average (12 homes)	\$427,792
	\$196	\$34,834	9%	\$21	12%			
2020 Average (13 homes)	\$392,958	\$175	\$26,170	7%	\$6			3%
2019 Average (14 homes)	\$366,788	\$170	\$22,538	7%	\$2	1%	2018 Average (9 homes)	\$344,250
	\$18,240	-5%	\$2	1%	2017 Average (5 homes)	\$362,490	\$166	\$20,246
			6%	\$10	7%			
2016 Average (8 homes)	\$342,244	\$156	\$10,064	3%	(\$2)			-1%
2015 Average (5 homes)	\$332,180	\$158	\$24,751	8%	\$8			6%
2014 Average (7 homes)	\$307,429	\$150	\$15,562	5%	\$21			17%
2013 Average (6 homes)	\$291,867	\$128						

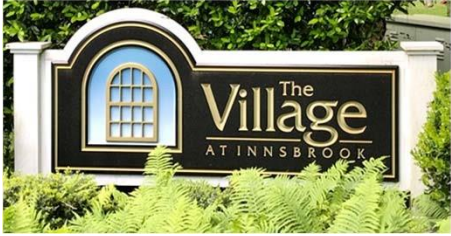
*10812 Snowmass Court sold twice in 2022



Historical Home Sales Comparison



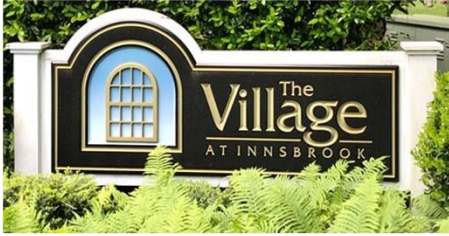
- 2022 vs. 2021 ○ Average home price sold increased 15% (+\$63,098) ○ Average price per square foot increased 12%
- 10 homes sold in 2022 compared to 12 homes sold in 2021
- 5 homes sold at above \$500,000



Open Discussion

LET'S CHAT





Adjourn

Thank you for joining us today!

2024

**ANNUAL
MEETING**

January 27, 2024