

The Village at Innsbrook HOA

Board Meeting Minutes

January 8, 2025

Glen Allen Library, 10501 Staples Mill Road, Glen Allen, VA 23059

Board Members Present:

President:	Betty Overbey
Vice-President:	Jess Engle
Secretary:	Julie Wolford
Treasurer	Patsy Ledford
Director at Large:	Chris Rouse

Board Member Absent:

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Others Present:

- Don Mills
- Karen Mills
- Debbi Sietz
- Don Reid
- Thao Scott
- Cynthia Hudson

Agenda:

- Meeting Called to Order: 6:05 PM - Confirmation of Quorum – Welcome by President, Betty Overbey.
- Annual meeting: Saturday January 25 at 8:30 with new board forming meeting immediately following adjournment of the Annual meeting.
- Next regular monthly meeting: Wednesday February 5, at 6:00pm
- Approval of Meeting Minutes. December 2, 2024 Meeting Minutes were approved by vote after motion to approve by Jess Engle and seconded by Chris Rouse.

President /Officer/Committee Reports:

PRESIDENT:

The following activity has taken place:

1. Landscaping:
Follow up has taken place with Steve Yob, Assistant County Administrator regarding landscape

changes for the Nuckols Road Entrance. He provided ideas based on their internal review of the present landscaping, plans for crosswalk changes, guidelines pertaining to the traffic control box.

2. Annual Meeting Speakers:
 - Confirmed with Dan Schmidt, Brookland County Supervisor
 - Left multiple messages with Community Policing unit requesting a speaker on pedestrian safety, but without response.
3. Annual Meeting Packets:
 - Board Mission: "Sense of Community"
 - Goal: Focus on accomplishments of the year.
 - Participation of BOD to format and finalize all information with this being a project to finish at the 1/08/2025 meeting.
4. See Old Business

VICE PRESIDENT / ACC CHAIR:

RFIs

1. [REDACTED] – Remove 1 dead Oak Tree, confirmed by Arborist
2. [REDACTED]
 - i) Paint trim, fascia, corner posts, and gutters white using approved White Waterproof Exterior Wood Stain and Sealer
 - ii) Install 2 new light sconces on either side of garage door to improve lighting
 - iii) Paint front porch railings white using same stain as other trim/exterior requests above.

Other

- Returned VP box with paint brochures and flyers as well as remaining mailbox post paint to BOD members returning for '25 term.

Jess made a motion to approve RFIs 1 and 2(i-iii) above with a second from Julie. All BOD members approved.

TREASURER'S REPORT:

INCOME AND EXPENSES – DECEMBER 2024

INCOME	
RECEIPTS	
Int Inc Savings	0.97
TTL INC	0.97

EXPENSES	
HOA Activity	
HOA Expenses	250.00
Office Expenses	
Software/Website/Email	35.00
Utilities/Maintenance	
Electric	16.76
Phone	4.25
Landscaping	499.70
Repairs/Maint	5,447.75
TTL EXP	6,253.46
NET	-6,252.49
WELLS FARGO BANK	
Checking	3,632.41
Savings	22,874.82
TTL BANK BAL	26,507.23

Notes - Expenses:

1. The December HOA expense of \$250.00 was for reimbursement to Don Mills for the cost of the holiday wreaths on the entrance signs, a previously approved expense.
2. The December "Landscaping" expense of \$499.70 encompassed payment for two months' landscaping services (November and December) by Tony Pulliam.
3. The December "Repairs/Maint" expense of \$5,447.75 was the second half of the payment to Woodcraft Sign Shop for the construction and installation of the new entrance signs.

SECRETARY:

- [No report.]

DIRECTOR-AT-LARGE:

- Worked with Julia to get Winter Newsletter created and published
- Holiday events communication sent
- Housing stats updated in the Annual Meeting deck

COMMITTEE REPORTS:

Welcome Committee:

- December 17 - welcomed Bianca and Tyler Clark at 4532 Village Run Drive
- December 31 - welcomed Zaman Muniruz & Mst Mamataz Parvin at 4600 Snowmass Road (names from the county website)
- The above Village residents were very happy to receive the welcome gifts and both invited me into their homes for conversation.

Landscape Committee:

- This committee

Audit Committee Report:

- The next meeting of the Audit Committee will be on Jan. 21 at 7:00 p.m. at the home of Patsy Ledford.

Social Committee:

- Update on committee...

Nominating Committee:

- Update on committee...

OLD BUSINESS:

At the December meeting concern was voiced about the low interest rates on HOA Savings Account. I am bringing this up for further discussion and development of a plan for how to proceed with exploring other resources to gather data regarding how to best manage HOA Savings.

- Deferred to 2025 Board

NEW BUSINESS:

The BOD should continue awareness of future developments with this situation:

“Corporate Transparency Act Beneficial Owner Information Reporting Requirement

On Dec. 26, following the Dec. 23 order vacating a temporary preliminary injunction imposed by the U.S. District Court for the Eastern District of Texas, the full panel of judges of the Fifth Circuit Court of Appeals issued an order vacating the stay issued by a three-judge panel of the District Court’s preliminary injunction of the enforcement of the Jan. 2025 deadline for reporting compliance under the Corporate Transparency Act in Texas Top Cop Shop v. Garland. This means beneficial ownership information reporting requirements are once again put on pause by a federal court for applicable community associations.”

MEETING ADJOURNED: 6:46PM by Betty Overbey

OFFICER SIGNATURES:

Betty Overbey, President

Betty Overbey

Jess Engle, VP/ACC Chair

Jess Engle

Patsy Ledford, Treasurer

P. Ledford

Chris Rouse, Director at Large

Chris Rouse

Julie Wolford, Secretary

Julie Wolford