

# **Hethwood Foundation**

## **Quarterly Board Meeting Minutes**

April 15th, 2013 @ 12 noon in the Huntsman Clubhouse

The following Hethwood Board members were present: Donna Gresh, Richard Hirsh, Bruce Harper, Bill Sanders and Melinda Dunford. Josh Sharitz and Carol Schafer-Powers were also present from the Hethwood Foundation. Scott Sink owner of The Hethwood Market was also present.

### **I. Opening Remarks**

Everyone was welcomed and the meeting started at 12:05PM.

### **II. Public Comment**

Scott Sink owner of Hethwood Market approached the Board with a request for use of land next to the Market. It would involve about ½ acre between the tennis court and the Market. His request is for an easement or lease-formal arrangement. He would offer activities to the Hethwood community and Blacksburg such as birthday party set up, inflatable's, music, and wine tastings. He offered to put up a split rail fence (TBD) and maintain the area with mowing if we want.

Hethwood had a repeat request by the same resident, to reconsider a change in the pool guest policy. The resident would like to bring a family of 4 persons with her, but the current limit is 3. What happens when the family becomes 5? Each person that comes to the pool has the possibility of bringing 3 people which includes Foxridge as well. We may end up with more guest use than residents.

### **III. Approval of the Minutes of Board Meeting (January 22<sup>nd</sup>, 2013)**

A motion was made by Richard to approve the minutes as emailed from the January 22<sup>nd</sup> meeting. The motion was seconded by Bruce. All approved and the minutes were approved as emailed.

### **IV. Recreation Report**

Carol reviewed the recreation report. Highlights- 55 + people at the Super Bowl party! Good Yoga classes, Irish Sr. Luncheon and Kids movies.

### **V. Approval of Financial Reports (February 2013)**

Josh reviewed the revenue and expense reports. We have a new amenity for neighborhood WiFi (shared ½ with Foxridge) at clubhouses and pools. We work through a company that will take liability off of us. Josh clarified that total operating cash is \$405,646.00. The Board requested that David Hubble be in attendance at next meeting for financial advice. Bill made a motion to approve the financials and Melinda seconded it. All approved.

### **VI. Director's Report**

A. Update on capital projects

- Josh discussed new chemical feeders at both pools that will involve less handling of chemicals and better monitoring.
- The new black aluminum fence is ready to be installed at the Briarwood pool as soon as weather cooperates.
- The new sundeck at the Briarwood pool should be complete by the end of the week.
- The caulking around coping (pool perimeter) has been completed at both Briarwood pools.

B. Haymarket Sq. discussion replacement for Cindy Harrison's position on the Hethwood Board. Cindy has not formally resigned. John Burke is interested in serving. A letter from Haymarket Square Board for nomination is suggested.

## **VII. Unfinished Business**

### A. Pool Policy discussion

Josh had previously researched 8 other community pool policies and sent out a list to Board members in November 2012. It was decided not to change the policy.

## **VIII. New Business**

### A. ACC Request for 2501 Capistrano St.

The resident requested a reasonable accommodation to make the driveway wider. Mission Hills ACC did not approve. Hethwood Foundation approved based on documented medical need.

Discussion- ACC approval is based on appearance, ADA or anything beyond external appearance should be referred to the Foundation. Must consider privacy of individuals involved.

### B. ACC Request for 3006 Wakefield Dr.

An application was submitted for a metal roof-would be first one in Hethwood. The Board's response was favorable as this may be a new green consideration. Approval depends on the style of the house.

### C. Application for Architectural Change Request form

Clarification-Is it required or courtesy for homeowners to have to contact other homeowners around them when submitting a form? After discussion it was decided that it is a courtesy; the form should be left the same. In some cases Hethwood may elect to contact neighboring owners.

### D. Scott Sink's Proposal

After discussion it was discussed that we would explore a lease with Scott/ Hethwood Market. He will contact Creekmere Law firm to prepare documents at no charge to Hethwood. He may be willing to bear expense of putting up a fence. We would need a decision about liability, maintenance, what happens if lease is ended, noise and general terms. This could be a very nice benefit to all parties.

### E. Solar Guidelines Discussion

Josh explained that legislation has passed further clarifying solar restrictions concerning the size, place, and manner of placement of solar energy collection devices. This information must also be included in the disclosure packet. Part of

the HB 2305 was cut off in the copy so the full paragraph will be emailed. See below.

**IX. Adjournment**

The meeting was adjourned @ 2:00PM.

Emailed to Hethwood Board Members 6/11/2013

**HB 2305 Community associations; restrictions on solar panels.**

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**SUMMARY AS PASSED:** [\(all summaries\)](#)

**Solar panels in community associations.** Clarifies that a community association may establish reasonable restrictions concerning the size, place, and manner of placement of solar energy collection devices on property designated and intended for individual ownership and use. The bill also requires the resale certificate required under the Virginia Condominium Act and the disclosure packet under the Virginia Property Owners' Association Act to contain a statement setting forth any restriction, limitation, or prohibition on the right of an owner to install or use solar energy collection devices on his property. In addition, the bill adds to the seller's representation to a prospective purchaser of residential property under the Virginia Residential Property Disclosure Act that the seller makes no representations with respect to right to install or use solar energy collection devices on the property.