

**HUGUENOT HUNDRED COMMUNITY ASSOCIATION AND HHCA, INC.**  
**ANNUAL MEETING**  
**MAY 31, 2015**

**BOARD OF DIRECTORS**

**PRESENT:** Barb Zedler – President  
Bill Brock – Vice President  
Wendy Austin – Treasurer  
Nancy Wood – Secretary  
Fred Palmore – Director  
Walter Wilson – Director  
**ABSENT:** Seth Roberts – Director

**Homeowners Present:**

Kauffman (2), Roller (2), Youngblood (2) , Meacham (2), Stech (2) , Tim Timberlake, Laurel Nelson , Hunt (2), Bridget Provost, Spector(2) Waddell (2) , Christine Simpson, Suzanne Jenkins, Barb Zedler, Brock (2), Wendy Austin, Wood (2), Palmore (2), Wilson (2). Harlow (2), Cobb (2).  
(Two Absentee Ballots were submitted).

The meeting was called to order by Barb Zedler at 5:05 p.m. at the Recreational area.

**WELCOME/INTRODUCTIONS**

Barb welcomed all neighbors and introduced our newest neighbors, Spence and Courtney Waddell and Matthew and Christine Simpson.

Barb introduced each Board Member including their relevant qualifications for serving on the Board.

**PAST MINUTES**

- The Minutes from the June 8, 2014 Annual Meeting were posted to the website last year and also posted under the 2015 Annual Meeting Tab. Barb asked for any corrections and/or changes; none were suggested.
- A motion was made to accept the 2014 Annual Meeting Minutes and seconded. The motion was passed with no opposition.

**PRESIDENT'S REPORT**

- See attached report by President, Barb Zedler.

**TREASURER'S REPORT**

- Wendy Austin presented the attached report which includes the financial status from Jan 1 to April 30, 2015. The HHCA checking account has a balance amount of \$14,437.48; the CD has a balance of \$5,038.16 (as of 9/14/14) for a total of \$19,475.64. The income in 2015 includes: 45 annual membership fees, 40 paid key user fees, 1 initiation fee, and 6 canoe racks user fees.
- The Board proposed a 2015 Budget of \$10,000.00 for Improvements and Maintenance which includes a proposed \$2000.00 line item for routine and emergency maintenance in the Recreational Area and Marina and \$8000.00 to cover the estimated cost for repairing the boat ramp and retaining wall (\$1800.00 was budgeted in 2014 but not used).

- The 2016 Budget includes the proposed \$2000.00 annual line item for routine and emergency maintenance in the Recreational Area and Marina.
- A motion was made to accept both 2015 and 2016 Budgets; a second motion was made to accept. The motion passed with no opposition

#### SPECIAL BOARD REPORT – AMENDED ORGANIZATIONAL AND GOVERNANCE DOCUMENTS

- Fred Palmore explained changes proposed to the Articles of Incorporation. The Board carefully reviewed the governance documents, how the HHCA has functioned since its founding, and descriptions and activities of tax exempt 502(c) organizations and reached out to legal experts in the field,
  - To take into account the changes in laws that have occurred since 1978, when the Association was incorporated;
  - To conform provisions of the Articles of Incorporation and By-Laws with each other;
  - To eliminate those provisions which are no longer relevant;
  - To strengthen the indemnification and limitation of liability provision of the documents.
- As a social and recreational club (IRS category 501(c) (7)), HHCA cannot administer or enforce restrictive covenants.
- However, each individual lot owner has the right to enforce these provisions of the recorded HHCA Restrictive Covenants through Chesterfield County if he/she believes they are being violated. Therefore, the Board recommends that the Association no longer take on this responsibility through the Architectural Review Committee which has also been limited by a lack of operating guidelines and the possible lack of consistent enforcement of the covenants in the past.
- Evelyn Hunt noted that an inconsistency in terminology under the Treasurer Duties in the By-Laws, requiring “dues” needs to be changed to “fees”.
- Paul Spector made a motion to accept the Amended, Restated Articles of Incorporation and the Amended 2015 By-Laws. The motion was seconded. The motion passed with no opposition.
- Barb Zedler presented two proposed changes to the RULES AND REGULATIONS:
  1. Removing a short Appendix summarizing the general background of the HHCA
  2. Adding “unless pre-approved by the Board of Directors” to ““The members must be present while guests are on the property” which is General Use Rule #5. The intention is to accommodate use of the property by certain pre-approved, non-member guests such as a nanny/babysitter or visiting family member.

During a discussion among the Board and members, it was recognized that a comprehensive policy for use of the Recreational Area and Marina is necessary, and that this situation should be addressed in that context. Barb requested that members email her or any Board member with situations or examples that should be considered in drafting a comprehensive use policy. She reminded members who wish to host an event or reserve the Recreational Area to review the Rules and Regulations and to complete and submit a Reservation Request (on the website) for Board review and approval.
- The Board will discuss further revisions in this matter.
- A motion was made to accept the proposed Rules and Regulations striking the proposed change to General Use Rule #5. A second motion was made to accept the Rules and Regulations striking the proposed change to General Use Rule #5. The Rules and Regulations were passed by the membership.

#### MAINTENANCE COMMITTEE REPORT

- Walter Wilson presented the attached report concerning routine maintenance, clean-up projects, and future projects.

#### NEW BUSINESS

- Walter and Allison Wilson have re-started the summertime “Friday Nights at the River”. If they have a windsock displayed at their house on Fridays, the get-together is on. Bring your chairs, beverages, and any snacks.
- John Harlow asked for the Board or a member to take over the “Adopt the Highway” for 2.5 blocks of Cherokee Road between Old Gun Road East and the city line. The Board had declined HHCA sponsorship in order to focus the limited volunteer bandwidth on key maintenance requirements at the RAM. After discussion among the members, the Board agreed to reconsider sponsorship if interested members provided the Board with the necessary information and volunteered.
- Suzanne Jenkins has asked Arron Proctor of Game and Inland Fisheries to discuss the Urban Archery Program for control of the local deer population. The Board declined sponsoring this as an HHCA function. Suzanne asked anyone interested to sign up with their email address to attend a future scheduled informational program that Mr. Procter will discuss. Please contact Suzanne if you have any questions or would like more information.
- Peter Stech inquired about painting a double yellow line on Cherokee Road between Old Gun Road East and the city line. The Board will look into this.

The meeting was adjourned at 6:10 p.m.

The members then enjoyed a potluck picnic featuring barbeque from Buz and Ned’s Restaurant. Wendy Austin organized the picnic – members brought side dishes; the barbeque and drinks (water/sodas) were provided by the Association.

Submitted by:  
Nancy Wood, Secretary  
June 3, 2015

Approved: \_\_\_\_\_

Date: \_\_\_\_\_