

Carters Mill East  
Property Owners' Association Meeting  
April 4, 2007  
7:00  
Bethia Methodist Church Fellowship Hall

- Tom Ashbrook, President, opened the meeting and explained the purpose of the meeting. Our goal was to begin the process of establishing the Carters Mill East Property Owners' Association.
- Glenn Hill appointed the Board of Directors.
- Steve Merkel, Vice President, talked about the Architectural Review Committee, now comprised of Glenn Hill and Charles Bailey. Steve asked for volunteers to serve on the committee. Janet King volunteered. Steve asked other neighborhood residents to contact him, if interested.
- Scott McDaniel, Treasurer, reviewed the 2007 budget.
- Tom opened the floor to questions.

The following questions/issues were addressed at the meeting.

**What happened to the \$125 fee that each homeowner paid at closing?**

It was put into the neighborhood association bank account.

**Who is going to maintain the sprinklers and fix current issues with the irrigation at the neighborhood entrance?**

The Board of Directors will manage the maintenance of the irrigation system at the entrance. The neighborhood developers will fix any current issues with the irrigation system.

**If a homeowner closes in 2007, will he/she be charged \$125 annual dues?**

2007 dues will be prorated for homeowners who close in 2007.

**There is standing water near the service road. How do we get that fixed?**

Chesterfield County Environmental Engineering is responsible for addressing drainage issues in most of the neighborhood. VDOT owns the ditches and is responsible for ditch-related issues.

**Was a vacant lot going to be given to the neighborhood as a common area?**

Donation of a lot to the neighborhood was not part of the neighborhood plan.

**Besides lights at the entrance, what other improvements will be made to the common areas?**

No other improvements are planned at this time.

**What is happening with the "dirt" lot?**

It will be divided into two lots and a house will be built on each lot.

**How often will the grass in the common areas be cut?**

The Board of Directors will gather bids from lawn maintenance companies. The cutting frequency will be addressed in the lawn maintenance contract and has not been determined at this time.

**When will the 2007 annual payment be due?**

Bills for the 2007 assessment will be mailed to residents by early May and payments will be due within 30 days of receipt of the bill.

**Can the neighborhood covenants be changed?**

Yes. The neighborhood association bylaws describe the process for changing the covenants.

**Does each house have 1 vote in the neighborhood association?**

Yes.

**What happens if covenants aren't followed?**

The neighborhood association bylaws describe the process for addressing covenants that are not followed.

**There is a drainage issue on Carters Hill Drive. How will that be addressed?**

Chesterfield County Environmental Engineering is responsible for addressing drainage issues in most of the neighborhood.

**Is a quorum 2/3 of those in attendance or 2/3 of the whole neighborhood?**

A quorum is 2/3 of the whole neighborhood.

**Will there be a newsletter?**

Yes, the Board plans to publish a newsletter. The frequency has not been determined at this time.

**Will there be regular meetings?**

Yes, the Board plans to meet regularly and to hold regular association meetings. The frequency has not been determined at this time.

**What can we do about speeding in the neighborhood?**

VDOT can be contacted if we want to have a speed limit sign posted.

Speeding issue can be reported to Chesterfield County via:

[http://www.chesterfield.gov/PublicSafety/Police/pol\\_home.asp](http://www.chesterfield.gov/PublicSafety/Police/pol_home.asp)

**Will Board of Directors/Officer contact information be distributed?**

Yes, the Board plans to distribute this information within the next several weeks.