

SALEM WOODS CIVIC ASSOCIATION BOARD MEETING
6/25/08

The Board Meeting of the Salem Woods Civic Association was called to order at 7:09 p.m. by President Barry Ezell with the following board members present: Barry Ezell, Sarah Ezell, Heidi Rosen, Bill Pully, Jim Newton, Maureen Newton, Theresa De Rubeis, and Doris Meixel. Guests included Bob Dyer and Wayne Crosby. Residents Eric DeGroff, Christine Ward, Mrs. Beckham and her daughter, Suzanne Bratke, and LB Kretschmar also attended the meeting.

Barry moved that the minutes from the May meeting be approved, Theresa seconded the motion and the motion passed.

Old business: There was no old business to discuss.

Facilities/Treasurer – Jim and Maureen Newton :

1. We have \$45K in reserves right now. We have increased our SWCA membership from 76 members three years ago to now over 300 members. Even with this increase, we are still not meeting budget. Currently, we are at the high point in our income and it looks like we are still going to be in the hole for about \$20K. It takes about \$38K just to run the pool. The SWCA board acknowledges that without the conversion course of action, the large pool cannot and will not be opened for the 2009 season.
2. The suggestion for a pool punch pass was voted down.
3. New pricing for pool memberships starting in July/august only for brand new residents that moved into their homes on those months only will be as follows: \$200/July, and \$100/August.
4. New SWCA members would be \$20 for the remainder of the year.

Mandatory Association discussion, Bill Pully

We need to hire an attorney to do the mandatory conversion. It is clear in our provisions that we can do a conversion. However, it is not clear on how we can proceed to accomplish this goal. We need to decide on voting protocol. There are so many sections in the subdivision, it is not clear if we

can do a single vote for all sections at once, or if we need to vote as each section comes up for conversion. Will people begin to pay their dues as their section comes into the association? There were also questions about proxy votes, etc. We took two votes on this matter:

1. Motion to approve changing SWCA into SWHO. Motion was seconded by Teresa and motion passed.
2. Motion to take \$10K out of the \$45K reserve fund and set it aside to pay as a retainer for the attorney for homeowners association. Motion was seconded by Teresa...motion passed.

Revere Park

First of all, SWCA has spent \$20K to date on the Revere Drive Park. Wayne Cosby proposed that the company will provide some top soil/seed to us for the park. They are not going to give us any money for the park; however, they will let us use their services with regards to landscaping architects, or anything else “in house” that they can provide to us. They will contact their people to give us deals with regards to top soil, seed, park equipment, financing with the companies, and even an attorney for the Homeowner’s Association conversion.

Recreation/Spirit, Sarah Ezell

The Ice cream Social is July 12th at 5 p.m. The California Pizza Kitchen fund raiser is tomorrow night, June 26th. August 2nd is Caribbean Night. Movie nights will be planned in July for July 19th and 26th. We are not sure about the Labor Day party...will need to see where the money is. It might be just hot dogs and soda and nothing else. We need to make that decision at a later date and see where our funds stand.

Swim Team, Christine Ward:

Pizza Night is to start next Thursday, July 3rd. Orders must be placed by the Wednesday beforehand. July 20th SWST is going to have a car wash. We want to have it at the large pool and use SWCA water in exchange for 20% of the profits. The Board voted on this and the motion passed. Also discussed was the noise level at the swim meets and complaints from the surrounding houses. Police said that since it is an organized event, there is nothing the police can do.

Membership: Theresa DeRubeis

Discussion on incentives for real estate agents who sell homes in Salem Woods. You could offer a reduced price for pool membership to the agent, or contact the agent/seller when a property is listed in here and offer the seller a reduced price membership for any potential buyers.

Bob Dyer, City Council

Mr. Dyer discussed with us of several problems that the Virginia Beach Government is having at the present time.

1. He feels we need to re-work the city master plan. We need a task force to work on our property tax issue. Currently, 87% of our property taxes come from residential properties and 13% are from commercial properties. Virginia Beach needs to get property taxes down and at the same time shrink government cost.
2. He feels that our city doesn't have a good strategic plan. Plans are not always a part of the budget process as they should be. We need a plan involving all 7 districts, not just individual district plans. Mr. Dyer suggested the city needs to work on real needs, not just "wants".
3. A citizen involvement interactive website would be great.
4. Our area needs sewer renovation.
5. Currently, there is a plan to have the Elbow Rd./Indian River Rd. intersection worked on for better traffic flow.

Other business: none

There being no further business to discuss, the meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,
Kathy Toll
SWCA Office Manager

