

SALEM WOODS CIVIC ASSOCIATION BOARD MEETING  
10/2/08

The Board Meeting of the Salem Woods Civic Association was called to order at 7:05 p.m. by President Barry Ezell with the following board members present: Barry Ezell, Jim and Maureen Newton, Doris Meixel, Bill Pully and Pete Leavitt. Residents Eileen Beckert and Wayne Barnett also attended the meeting.

President, Barry Ezell moved that the minutes from the last meeting be approved. The motion was seconded and the motion passed.

Old Business: There was no old business to discuss.

New Business: The budget, the park, and the HOA conversion will be reviewed. Future Board Member Wayne Barnett was introduced. He will be in charge of facilities next year along with several other families who have volunteered to help. Eileen Beckert was also voted onto the Board for next year. Her specific position will be decided in 2009.

Treasurer: Reported by Dr. Barry Ezell for Heidi Rosen

Current budget is lower than we had projected. All paypal money has been transferred to our Wachovia Account, (partially due to legal fees to delve into the HOA conversion). Will need to transfer about \$3000.00 from OM Financial to finish out the year.

Facilities: Jim Newton

Jim met with Brian Phelps of Virginia Beach City Parks and Recreation in regards to our park and procurement of playground equipment. The City would pay between \$55,000 and \$65,000 to erect a city park, but our park on Revere Drive would cost about \$20 - \$25,000. The City can provide drawings and contracting company names to us. We will get three bids, permit, etc. Two Board Members are concerned with the cost of this project and are not for the park at this time. Other possibilities for the use of the land included a soccer field and the construction of a sheltered picnic area where the small pool used to be. The Board will further discuss all options and set conditions for the park project at the next meeting.

President: Barry Ezell

Discussion on HOA Conversion and the challenges on the road ahead.

Board members discussed the need for conversion to preserve our neighborhood and keep our property values high. SWCA will run out of money if we stay on the current track and there will be no services to run the pool, mow the common areas, enforce the deed restrictions, man the office etc. resulting in a decline in home values.

Eileen Beckert discussed some of the challenges that an HOA will bring. For example, the HOA will have administrative expenses and a legal obligation to enforce the deed restrictions/codes. We would need to hire a management company to oversee each section of the neighborhood when that section becomes due for conversion. Our HOA dues would possibly need to be more than \$60.00 per family. How would we present the HOA conversion to the community? Would more people pay their SWCA dues if they knew they would eventually have to pay slightly more for HOA dues? What will be the reaction of the community be with one section paying HOA dues and the section next to them still paying SWCA dues.

Barry suggested doing a survey of the section that will come due first. We will draft a letter. More discussion at the next meeting to finalize. There are 60 homes in Section One which are eligible for conversion June 11, 2009.

Welcome Committee: Doris Meixel

The welcome committee delivered 17 packets to new residents over the summer.

Other Business:

Clubhouse Rentals -discussion on how to handle weekly clubhouse rentals on Friday night for Bible Study.

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,  
Kathy Toll, SWCA Office Manager