

Strasburg Station Owners Association

Minutes from Annual Meeting Aug. 10, 2023

The Strasburg Station Owners meeting was held August 10th, 2023, 7PM at Strasburg Town Hall. There were 17 home owners present and 17 proxies presented. Rich called the meeting to order and led us in the pledge of allegiance. Micky Moats was asked to lead us in prayer. Rich asked Charlotte to read the minutes from the last meeting. Once done he asked if there were any additions or corrections. Since there were none, Micky Moats made a motion we accept the minutes as read, and Joan Williams seconded the motion.

Charlotte then read the Treasurer's report. She listed all the amounts deposited and all expenditures with a final balance of \$13, 444.90, with a gain of \$533.99. Micky Moats made a motion that the treasurer's report be accepted as read and Tina Beller seconded the motion. Joan Williams asked Charlotte if she had purchased some office supplies and she said she had, but was still trying to catch things on sale and be frugal with any spending.

Liz Bancroft gave a report on the architectural committee. She told everyone that Sue Mariotti had been chairman for years and had done a ton of work for the committee. She said Sue had done most of the paperwork as far as the type of shingles, paint matches, etc.. Sue has stepped down from the committee as she felt it had got to be too much for her. Liz also named all the other members of the committee including Ed Mills, Burl Baker, and Molly Crawford. She also said they need to find another member for the committee as there is a vacancy. Rich asked if anyone present would be willing to be on the committee. Micky Moats agreed to sit on the committee. Rich also said that Liz had agreed to take over as chairman of the committee as long as he agreed to be the "enforcer".

Rich opened Old Business and brought up the fact that Toothman had been asked to repaint the door on his rental house, and fix some things on the remodeled home he sold. He not only refused, but we received a 'Cease and Desist' order. He said the things were fixed on the house that was sold, but not by Toothman. Charlotte said the cost of the changes was paid for by the realtor. She took it out of her commission so she could get the house sold. Rich said some things have

come up that the board felt we should contact an attorney and see how much we could accomplish without having to change covenants or restrictions. He contacted an attorney in Northern Virginia, but prices were extremely high. Tom Parker felt we should deal with things on a case, by case basis rather than trying to change the covenants since the cost is so expensive. Micky Moats agreed that it should be dealt with on a case, by case basis. Charlotte said she is having some problems lately with realtors picking up a copy of the covenants and usually it is given out at closing and we receive the cost of \$25.00 after closing. She said lately they are not sending the money and asked what she is to do about it. The consensus is that they no longer get the copy of the covenants until we receive the \$25.00.

Rich said there are a lot of things in our covenants that we can no longer enforce. Satellite dishes and solar panels are some of those. He said there is one homeowner interested in putting solar panels on their home. He said since we can't forbid them by law, we can say they have to be put on the rear side of the home. Most agreed that would be hard to enforce since it depends on the direction of the house and what part of the roof gets the most sun. Bill Foster said they can lift off and do damage as well as create projectiles during storms. Burl said he found that most insurance companies will NOT cover them or damage caused to your roof. Charlotte said she knows someone that had birds building under the panels and they destroyed the wiring to them costing thousands of dollars to repair.

Still under old business Rich asked Margo if the tree was still a problem. He said he had Woodstock Gardens come out and clean things up. She said they worked across the street but didn't do anything to that tree. He said he would call Eric and talk to him about that. Rich asked if anyone was interested in doing a picnic this year, but the consensus was that no one was interested.

There was no new business and Rich asked for a motion the meeting be adjourned. Burl Baker made a motion the meeting be adjourned and Micky Moats seconded. The meeting was adjourned.

Respectfully Submitted,

Charlotte Turnmeyer, Sec./Treas.

