

Strasburg Station Owners Association Annual Meeting

August 25, 2022

The Strasburg Station Owners Association meeting was held on August 25th, 2022, at the Town Hall. There were 30 present, and 12 proxies. Rich Luety, called the meeting to order and asked C.J. Borden to lead us in a prayer. Rich asked Charlotte to read the minutes from our last meeting. Once done, and there were no additions or corrections to the minutes, Micky Moats made a motion that the minutes be accepted as read, and Bill Foster seconded that motion. The minutes were accepted as read.

Rich asked Sure Mariotti to give a report on the architectural committee. Sue told everyone they must remember that any change or improvements on the outside of the house must be preapproved by the committee. She also noted the information was on the website as well as certain things that were approved, but everything still had to go before the committee. She gave the website as StrasburgStationHOA.com, and also gave out the password for the site. She said in replacing roofs they have now had to go to a different color shingle as the old one is no longer made, but they have been able to come very close to the old color. She said six roofs were replaced, a number of mailboxes, lights and other improvements this year.

She said Rick and Molly Crawford, as well as Burl and Vickie Baker, are planning on extending their driveways. Because the street is a bit narrow there and their driveways are not large enough to park two vehicles they are forced to park on the street making it difficult for traffic to pass. She said she had a very close call there and thought it was a good idea except getting the color the same was a problem. There was a lot of discussion on coloring concrete. Tom asked if the concrete would age over time? Terri Goad said they thought the new concrete they had used to replace some in their driveway would change over time to match closer, but so far it hasn't. Burl Baker said the option is there to come close to matching the existing color. He said he and Vicki were going to use this guy and see how he does. Rich also said there are concrete stains that could likely come close to the same color as well.

Sue said that the power washing was hard on the concrete and was what was causing it to deteriorate. Most agreed it was hard on the concrete. Charlotte said she didn't think it was the cleaning as bad as it was some using salt in the winter to remove ice. Most agreed that also pitted concrete badly. There was a lot of discussion on driveways. Sue said that Liz Bancroft uses a liquid called WET and FORGET. It is sprayed on and left and overtime the rain washes the black away. She said it works, but you must be patient as it takes about 4 months for it to become clean, but it does work without powerwashing.

Sue said she has talked to those at Toothmans about the white door on their rental property, but hasn't had any real positive response. Apparently, it was replaced due to the sun seriously fading the door. She showed everyone a type of liquid wax protectant that she and Dilio use on their door that stops sun fading and seems to work well. Tom Parker said he and Joan are having foundation issues. He said most were likely caused by the blasting done when they

started building in Taylor Ridge, and the earthquake didn't help either. He suggested anyone near Taylor Ridge carefully check their foundations. He has contacted JES, a foundation repair company, and they found the rear corner of the house has dropped 7.15 inches. Repair will be in the tens of thousands of dollars. He was asked if his homeowners insurance would cover any of it, but he said he was certain it wouldn't. After a lot of discussion of structural issues the Muir house came up. Sue said she felt that was a health department issue as that wall had to be covered in mold with rain and moisture getting in through the large crack to the outside. She felt that house should have been condemned. Rich said that there were some homes on crawl spaces that were having mold issues. He said it was found in Jennette's home when she put it on the market, but it was NOT black mold. He and Burl sprayed it good with bleach which took care of it. Frank Boland said you did not want to mess around with mold as he spent a week in the hospital after getting seriously ill when his home in Fairfax developed a mold issue. Everyone agreed that mold is serious and needs to be dealt with carefully and quickly.

Rich asked for the treasurer's report. Charlotte gave a balance of \$12,910.91 as of July 1st. She read off all expenditures and income for the last year with a net gain of \$824.00. Micky Moats made a motion to accept the treasurer's report as read, and Bill Foster seconded it. The motion was carried.

Margo said that every time we have a storm, limbs fall off the tree behind her house and she just picks them up and puts them under the tree since it's not her tree. She said it was very unsightly.

Rich said someone asked about fencing their garden to keep critters out. He said they were using the green fencing and it was just temporary. Sue Foster said she didn't see any problem since it was temporary. There was a lot of discussion about fencing. Bill Foster said there are sprays that can also be used to keep critters from eating the things in a garden. Henry Himelright said that groundhogs can do some serious damage and their tunnels can go for a very long distance. He said it could be possible that Tom's foundation issues could be partially caused by some of those tunnels. It was discussed about how to best get rid of ground hogs as several have been seen in the area. Bill Foster said the best way to get rid of them was to shoot them, but we can't do that. He said you can trap them. Lonnie Goad said skunks can also be a real problem.

Teresa said she had found a small sink hole between her yard and her neighbors. She said at least it was small.

Rich said it was an election year and the officers needed to be voted on. He asked if there was anyone who wished to run for President, Vice President, or Secretary/Treasurer. Charlotte said it there was anyone interested in Sec/Treas. she was more than happy to hand it over to them. Rich asked that Tom come up and run the election, which he did. Mick made a motion that we just vote on the three officers as a slate rather than voting on each office individually. Rich wasn't sure that was legal, but there were arguments and all seemed to agree it was the best

since no one else was interested in running. Steve Witt seconded the motion. Vote was taken and passed. All officers remain the same.

Tom Parker said since we were required to provide a copy of the rules and regulations as well as the bylaws to any new residences were we charging for those. He said that he and Joan recently purchased a home in another subdivision in Strasburg and were charged over \$100 for it. Charlotte told him that we do charge \$25. She also said that she is contacted usually by the realtors selling the home, or occasionally by the attorney doing the closing for information as far as the HOA dues being current and no violations on the property, etc., before their closing. There had been seven homes sold in the last year so it had been busy. Most agreed that was a lot of homes sold within the last year. Micky Moats suggested we raise the price of the copies. Rich said we aren't in the business of making money off new homeowners. Terri Goad said she wasn't in favor of raising the price. There was a lot of discussion, but it was agreed to leave it at \$25 for the time being.

Charlotte also told them that each year we have a few hundred dollars net gain, but she has done everything she could to save the association money. Purchasing paper, envelopes, ink cartridges, notebooks and making copies without charging the association. She said Liz Bancroft had also contributed a lot as far as making copies and doing some typing. She said she does charge for the postage used as that runs up there. She got permission from Rich last year to buy up nearly \$75 in stamps before the price raised to save us some money. Everyone said that she should be charging for all those supplies. She explained that since she would use the paper, ink cartridges and envelopes for her personal use as well it was just hard to keep the cost separate so she has just been donating it to the association. Vicki Baker made a motion that we purchase some of each thing every year to defer costs and Tom seconded it. The motion passed.

Rich asked that any new homeowners present please stand and introduce themselves. Frank Boland introduced himself, James and Mary Beauchert introduced themselves, and Bob Langley introduced himself.

Rich said Charlotte needs some help on updating the directory. Charlotte told them that most homeowners needed to be called to get updated information, but she was having so much trouble connecting with them. She had left messages but most never returned her calls. She apologized for any mistakes in the last one done, and thanked Liz Bancroft for all her help in typing those up. Sue said Dilio has already been working on it some so he would be willing to help. Dilio agreed to help with the directory.

Rich asked if anyone wanted to do a picnic this year, but no one seemed interested.

Rich asked if there was any other business. No one had any so Mick made a motion the meeting be adjourned, and Dilio seconded. The meeting was adjourned.

Respectfully Submitted, Charlotte Turnmeyer, Sec./Treas.

