

Vance Level Homeowners Association
Minutes of the Regular Meeting of the Board of Directors
December 22, 2009

A regular meeting of the Board of Directors of Vance Level Homeowners Association (“VLHOA”) was held Tuesday December 22, 2009 at the Sovereign grace Church located at the corner Centerville Turnpike and Elbow Road, Chesapeake, Virginia 23320. Notice of the regular meeting was provided by a posting a sign at the entrance of the community which includes the date, time and place of the regular meetings, which satisfies the VLHOA Bylaws’ requirements for notice of regular meetings of the Board of Directors.

Call to Order: President, Sandra Thomasson called the meeting to order at 6:32pm

Members Present: Rob Buchardt, Don Gordon, Secretary, Sandra Thomasson, President, Earl Edwards, Vice-President, four homeowners.
Absent - Linda Proctor, Treasurer and Mike Minor, Association Property Manager

Announcements: Next meeting January 26 at 6:30pm at Sovereign Grace Church

Owners Forum: Forum opened at 6:35 PM.

Approval of Minutes: Motion to approved November 24, 2009 as written was made
By Bob Buchardt and second by Don Gordon Secretary the Board
Approved the minutes

Committee’s Report: No Reports

Old Business: Fire Hydrant, Earl Edwards will contract Worley Turf and Irrigation, Inc
To reevaluate their contract and submit a proposal to repair the fire Hydrant.

New Business: A. Rules and Regulations were review by our Attorney.
Don Gordon Motion to accept the recommended changes and Rob Buchardt second. Attorney will record Rules and Regulations so they will become part of our recorded documents. Once recorded Management is to distribute to all homeowners in Vance Level.

B. The Board approved our attorney’s recommended changes to our Declaration. Amendments will be drafted and put forward in a vote to the Property Owners Of Vance Level at our annual meeting held February 23, 2010.

1. Amend to have 3-5 board members.
2. Amend the name from Eastland to Vance Level HOA for ARC fees

3. Amend the amount from \$150.00 to a fee determined by the board of directors.
4. Amend Section 6.01 (j) Declaration to eliminate satellite dishes prohibition, and instead adopt a section consistent with the current law in regards to satellite dishes and antennas.
5. If fence amendment (which allows lot 27, 28, 30, & 31 to permit a six foot white PVC fence along their rear property line on elbow Road was not recorded by Kinser, then our attorney is to have an amendment drawn up.

Management Report: Sandra Thomasson, President presented the Management Report in Mike Minor absent.

Executive Session: Adjourn to Executive Session for purpose of discussing past due accounts And bids and proposals at 7:03 PM.

Adjournment: Sandy Thomasson motion to adjourn the December 22, 2009, Regular Board meeting: Second by Don Gordon Meeting adjourned at 7:45 PM.

Next Board Meeting: 6:30 PM. Tuesday, January 26, 2009 at Sovereign Grace Church, 508 N. Centerville Turnpike, Chesapeake, VA 23320

Sandra Thomasson, President	Date	Earl Edward, Vice President	Date
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Don Michael Gordon, Secretary	Date
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