

**Calvert's Glen HOA Annual Homeowner's Meeting**  
**December 15th, 2024 at 7-8 PM**  
**Zoom meeting: <https://meet.google.com/ojp-uyrc-haj>**  
**or dial: (US) +1 657-233-0213 PIN: 510 958 842#**

<b>ITEM</b>	<b>PERSON RESPONSIBLE</b>
Call to Order & Welcome	Nate Johnston, President
Roll Call	Melanie Poncheri, Secretary
Minutes of Previous Homeowners Meeting	Melanie Poncheri, Secretary
Reports	

Treasurer's Report	Jason Monklelien, Treasurer
ACC Business	Mark Swanson
Election of Directors	

Current Members:

- Nate Johnston
- Melanie Poncheri
- Jason Monkelien
- Suzy Kass
- Chris Hoffman

Thanks to the members for volunteering their time. Multiple board members are stepping down this year, so please consider volunteering. We can have up to 5 board members.

Old Business:

- Please join Facebook page (Calvert's Glen HOA) – Nate
- HOA Fall Fest -- Suzy & Chris
- Electronic Payment for Annual Dues – Jason
- Holiday Lights Contest again this year

New Business:

- Additional Common Area Maintenance Needs – Nate

Adjourn Meeting

**Last Year's Minutes**  
**Calvert's Glen HOA**  
**Annual Homeowners Meeting Minutes**  
**September 9, 2023, at 2:00 PM**  
**Copper Court cul de sac**

- Meeting was **called to order** by Nate Johnston at 2:06.
- “Around the room” introductions.
- **Roll Call** – A quorum was established. 13 households attended and 16 proxies were submitted for a total of 29 of 84 households represented.
- **Minutes of the September 10, 2022**, annual meeting presented. Amanda Buel motioned to approve minutes; Mark Wilson seconded the motion. Minutes were unanimously approved.
- **Reports**
  - ACC Business – Mark Swanson
    - More solar panels in the neighborhood!
    - Normal inspection issues.
    - Dead trees are getting more prevalent. Trees on church property.
  - Treasurer’s Report – Dora Baker
    - Tree removals from Common Area - discussion
    - Truist now, not SunTrust
    - CapitalOne for savings
    - Jason Monkeliën: Question about money market for higher interest yield
    - Discussion: Increase in most expenditures this year. Attorney fees to update the HOA documents.
    - Follow-up / Action: Is Zelle free for Truist accounts?
- **Election of Directors**
  - Current Members: Dora Baker, David Beckwith, Amanda Buel, Nate Johnston, and Melanie Poncheri. Officers are elected for 2-year terms; we can have up to 5 members. 3 members have expressed an interest in retiring from the board.
  - New nominees: Chris Hoffman and Susie Kass. Positions will be decided at the first Board Meeting.
    - Discussion: Treasurer duties/time commitment
    - Jason Monkeliën self-nominated.
    - Chriss HOffman, Susie Kass, Jason Monkeliën, Nate Johnston, and Melanie Poncheri put forth as the new board.
  - Nate Johnston motioned to approve the Board as proposed; Amanda Buel seconded the motion. The new Board was unanimously approved.
- **Old Business**
  - Please join Facebook page (Calvert's Glen HOA) – Amanda
  - General reminders: trash cans/recycling bins – Nate

- Discussion: Unified HOA trash service. Not a match for CG. Administration alone would be difficult.
  - Dog walking safety and etiquette – Amanda
  - Block Party 2<sup>nd</sup> Year Return – ice cream social – Melanie
    - Block party will return next year!
  - Electronic Payment for Annual Dues – Dora
    - Dora will take the action to investigate the Zelle option.
  - Holiday Lights Contest again this year
- **New Business**
  - Tree Management – Nate
    - ACC review of front entrance Common Area
    - Need trees inspected by professionals and take appropriate action
      - Will move forward with removing the problem trees
    - Glorious Goats
      - Nate will be moving forward with getting quotes
  - Block Party Full Return Next Year – discussed during Old Business
  - Potential Liabilities: Wall in common area and older trees requiring maintenance – Nate
    - Ants in the entrance wall - this will eventually become an urgent problem
  - Cross-walk – Melanie
    - Will work to get a cross-walk re-drawn across 777
    - Melanie has already started researching the issue
    - Thomas Payne brought up issue of overnight parking by front entrance. Gets very blocked there.
      - Melanie - Could we get a traffic study for our neighborhood?
      - Susie - Should we wait for a study when more of the houses are built and moved into? For big events could we get signs that say “No Event Parking. Violators will be Towed?”
  - ACC Guideline Review – considered changes, but took no action – Discussed during Treasurer’s Report.
  - Yard Sale Returned – Nate and Melanie – Coordinate with Glen Heather next year? Advertise on Facebook and Nextdoor. Bigger signs.
  - No Soliciting signs going up at community entrance
    - Board was in favor of this
    - Community is in favor
    - Could trick-or-treating, Scout mulch sales, or Girl Scout cookie sale be considered soliciting? Look into the language of the legal definition of soliciting.
  - Other New Business
- At 3:16, Chris Butler motioned to **adjourn the meeting**; Nate Johnston seconded the motion. Unanimously approved.

2024 Calvert's Glen Finance Report

Item	2024 Budget	2024 Actual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Income	\$8,400.00	\$9,046.83	\$4,577.13	\$3,738.76	\$271.58	\$164.90	\$166.80	\$57.66	\$69.12	\$0.30	\$0.29	\$0.29	\$0.00	\$0.00
Assessments	\$8,400.00	\$8,570.00	\$4,500.00	\$3,650.00	\$210.00	\$105.00	\$105.00							
Interest		\$426.83	\$77.13	\$88.76	\$61.58	\$59.90	\$61.80	\$57.66	\$19.12	\$0.30	\$0.29	\$0.29		
Homeowner's Manual		\$50.00							\$50.00					
Expenses	\$8,400.00	\$6,018.54	\$264.28	\$360.93	\$402.52	\$288.91	\$1,430.14	\$597.59	\$286.14	\$286.14	\$286.14	\$325.94	\$1,103.67	\$386.14
Nationwide HOA Ins.	\$1,100.00	\$1,119.00					\$1,119.00							
Dominion Electric	\$300.00	\$385.00	\$15.00	\$30.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
PO Box Fee	\$225.00	\$236.00											\$236.00	
VA Corp Comm Fee	\$25.00	\$25.00					\$25.00							
Tax Payments		\$2.77				\$2.77								
Website/Domain/Fastmail	\$100.00	\$101.97						\$62.17				\$39.80		
Landscaping/trees	\$4,200.00	\$3,385.62	\$249.28	\$249.28	\$368.52	\$252.14	\$252.14	\$501.42	\$252.14	\$252.14	\$252.14	\$252.14	\$252.14	\$252.14
Front entrance maintenance	\$1,000.00	\$207.97											\$207.97	
Supplies & mailings	\$300.00	\$271.96		\$81.65									\$190.31	
Social Events	\$900.00	\$283.25											\$183.25	\$100.00
Board/ACC dinner	\$250.00	\$0.00												
Electrician	\$0.00	\$0.00												
Attorney Fees	\$0.00	\$0.00												
Delta	\$0.00	\$3,028.29	\$4,312.85	\$3,377.83	-\$130.94	-\$124.01	-\$1,263.34	-\$539.93	-\$217.02	-\$285.84	-\$285.85	-\$325.65	-\$1,103.67	-\$386.14

\*Items in red text are estimates

Capital One Balance:	\$500.00
Truist MM Balance	\$34,239.94
Truist Checking Balance	\$576.02
<b>Total as of 6/19/2024</b>	<b>\$35,315.96</b>
	-581.53

Item	2025 Budget
Income	\$8,400.00
Assessments	\$8,400.00
Interest	
Homeowner's Manual	
Expenses	\$8,400.00
Nationwide HOA Ins.	\$1,100.00
Dominion Electric	\$385.00
PO Box Fee	\$240.00
VA Corp Comm Fee	\$25.00
Tax Payments	
Website/Domain/Fastmail	\$100.00
Landscaping/trees	\$4,200.00
Front entrance maintenance	\$1,000.00
Supplies & mailings	\$300.00
Social Events	\$800.00
Board/ACC dinner	\$250.00
Electrician	\$0.00
Attorney Fees	\$0.00
Delta	\$0.00

