

SUMMARY MINUTES

LANDFALL BOARD OF DIRECTORS MEETING

Meeting of June 12, 2008

LOCATION: United Properties Association (UPA) Conference Room at 103 Bulifants Boulevard, Suite A, Williamsburg VA 23188.

BOARD MEMBERS IN ATTENDANCE:

Bryan Clagett
Robert Fryer
Frank Gibson
Todd Halacy
Dennis Crawford

ABSENT:

LD Metcalfe

OTHERS:

Randy Kline (UPA)
David Kolodzinski
Craig Metcalfe

1. PRESIDENTS REPORT

1. CALL TO ORDER

President Bryan Clagett called the Landfall Board of Directors meeting to order at 7:40 P.M. Quorum was established.

2. MAY 8, 2008 BOD MEETING MINUTES

Question from Mr. Gibson regarding Monthly Manager's Report (June 12, 2008), item number 9. New building/ home plans approval process. Question to be addressed at next meeting.

MOTION: Approval of last meetings minutes

Motion approved (unanimously):

3. NOMINATION AND VOTE FOR ARCHITECTURE REVIEW COMMITTEE AND CHAIR

MOTION: Approve Mr. Craig Metcalfe as the Landfall Home Association ARC Chair and the previous committee members remain.

Motion approved (unanimously)

Mr. Metcalfe will be reviewing the application forms and process to determine if effective and efficient.

4. OLD BUSINESS

1. MAILBOXES

No action at this time. Issue to be addressed at July 10 meeting.

2. NON RESIDENCE AND LAWN MAINTENANCE

Randy to be drafted to send to owners of unoccupied lots for maintenance of first 25 feet from the outside edge of curb. Approximately \$181.25/ yr per unoccupied lot owner.

2. VIOLATIONS

1. BOD will enforce rules and regulations regarding parking violations. After three letters, the owner will have an opportunity for a tribunal. If the violation is not corrected, a fine will be assessed at \$10 per violation.

2. BOD reviewed current violations.

3. TREASURERS REPORT

1. CASH OPERATING

Current Association Balance as of 4/30/08	
Operating Reserve Account	= \$ 7,376.60
Reserve Account	= \$26,529.65

To reduce costs UPA will eliminate the check registers after the statement of operations period.

MOTION: None required

2. CD's

Approved and in place as relayed in last months meeting minutes with Towne Bank.

4. ENTRANCE LIGHTING

Mr. Clagett met with Electrician regarding the installation of the timers for lights at the entrance of Landfall and to the Island. Timer installation costs estimated at \$1,294.00 by Williamsburg Electrical Services. These timers will reduce our operating costs significantly.

MOTION: To approve the electrical work as outlined in proposal

Motion approved (unanimously)

5. DELINQUENCY

1. UPA will contact property owner if delinquency occurs initially.

Motion: non required

6. RULES AND REGULATIONS REPORT

1. LANDFALL AT JAMESTOWN HOMEOWNERS ASSOCIATION-
RULES AMENDMENTS

MOTION: Proposed rules changes be posted to the website and responses due back by Tuesday July 8th, 2008.

Motion: Approved (unanimously)

7. BOD MEETING TIME CHANGED

Meeting time changed from 7:30pm to 7:00pm on the second Thursday of the month beginning at the July meeting.

8. NEW BUSINESS

1. RECONCILIATION OF LANDFALL LAWYERS FEES

BOD will add this item to the annual meeting agenda in October to discuss this with homeowners. Bob Fryer to determine funds on account with transition attorney.

There being no further business, the meeting adjourned at 9:15 P.M. Next meeting to be held on July 10, 2008 at 7PM