

COLONIAL GREEN HOMEOWNERS ASSOCIATION  
TRUSTEE'S MEETING

DATE: September 9, 2008  
COLONIAL GREEN MODEL UNIT  
ROANOKE, VIRGINIA

ATTENDANCE:

TRUSTEES: Eric Sallee  
Joyce Graham

RESIDENTS: Karen Verney  
Bernadine Algino  
Laura Algino

TENANTS:

NON-MEMBERS: Jennifer Perkins  
Gabe Niccum  
Eva Brooks  
Dennis Underwood

Welcome: **Eric Sallee**, President, started introductions and called the meeting to order at 5:30 p.m. He informed residents in attendance of the upcoming change in Association Management. Due to new regulations imposed by the Virginia Department of Occupational Regulation, Copty & Company will no longer manage the CG-HOA. Eva Brooks with Murray Realty is the new HOA Manager for Colonial Green. The take-over date is tentatively set for October 1, 2008.

Resident Forum: **Ron Waller**, via e-mail correspondence with Copty & Company, voiced concerns about the liability of the walking trail, neighbors not putting trash receptacles in proper location after they've been emptied, having the gutters cleaned and removing gravel from the sidewalk on Lot #4. The HOA carries liability insurance, as do the developers and the homeowners. The gutter cleaning will be scheduled for fall, most likely November. The gravel has been removed from the sidewalk at Lot #4.

**Bernadine Algino** asked for monthly fee breakdown. She also suggested that the HOA maintain the plants and shrubs.

**Laura Algino** discussed the need for curb appeal, stating that in order to attract folks into the neighborhood, it should be aesthetically pleasing and, currently, the green space is not. Progress-Street Builders is transitioning to synthetic decking

materials. Mrs. Algino also requested a vinyl fence on her property and was told to submit a request to Murray Realty. She also talked about using rocks instead of mulch in flower beds.

Minutes: Motion made by Eric Sallee to approve Minutes of June 25, 2008, Trustees Meeting, seconded by Joyce Graham and unanimously approved.

Reports of Officers  
& Trustees:

**Developer Report** – Joyce Graham reported the walking trail has been cut in. Also, Phase I of this project is near completion.

**President's Report** – Eric Sallee summarized his report and stated that Lot #15 had closed and Lot # 20E would close in the next week. He made a motion for a Resolution to end contract with Copty & Company and begin new contract with Murray Realty, seconded by Joyce Graham and unanimously approved.

**Financial Report** – Eric Sallee summarized the quarterly, and budget reports for residents. He also noted that building company pays dues on all unsold units including leased properties.

Unfinished Business  
& General Discussion:

**Landscaping** – neither the HOA nor the builder/developer wish to make changes to the contract with Extreme Lawn Care.

**Bernadine Algino** is very pleased with the snow removal.

**Laura Algino** commended Dennis Underwood for checking with residents to make sure the properties were cared for properly.

**On-street parking** is still an issue. This parking is for temporary parking only. Dennis Underwood suggested residents ask workers blocking driveways and/or mailboxes to please move. If that doesn't work to call him.

There being no further business to discuss, motion was made by Joyce Graham, seconded by Eric Sallee and unanimously approved to end the meeting. Meeting was adjourned at 6:06 p.m.

Respectfully submitted by:

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Jennifer M. Perkins, Copty & Co.  
Colonial Green HOA Representative