



**Conservancy & HOA
Joint Board Meeting**
June 3, 2025



Conservancy Updates

- Update on New Board of Trustees Members
- Advisory Committees
- Strategic Plan Implementation/CapEx Projects/Major Maintenance Projects

Update on Board of Trustees

- Seven seats total
- Five currently filled
- Interviewing to fill two open seats

Advisory Committees

- Revised our approved Advisory Board Charter to new Advisory Committee Charter
- Based on feedback, moving forward with two committees:
 - **Fundraising Advisory Committee**
 - **Community Advisory Committee** (formerly presented as two sub committees – Farm Operations & Engagement and Land Resources & Habitat) --- combined to create efficiencies
- All three charters in our Document Center for review; board will discuss and vote on them at June 10 Board Meeting
- Call for applicants in mid June and board will hold additional meeting to vote on applicants
- Areas for collaboration – HOA liaison, one survey, combined tours

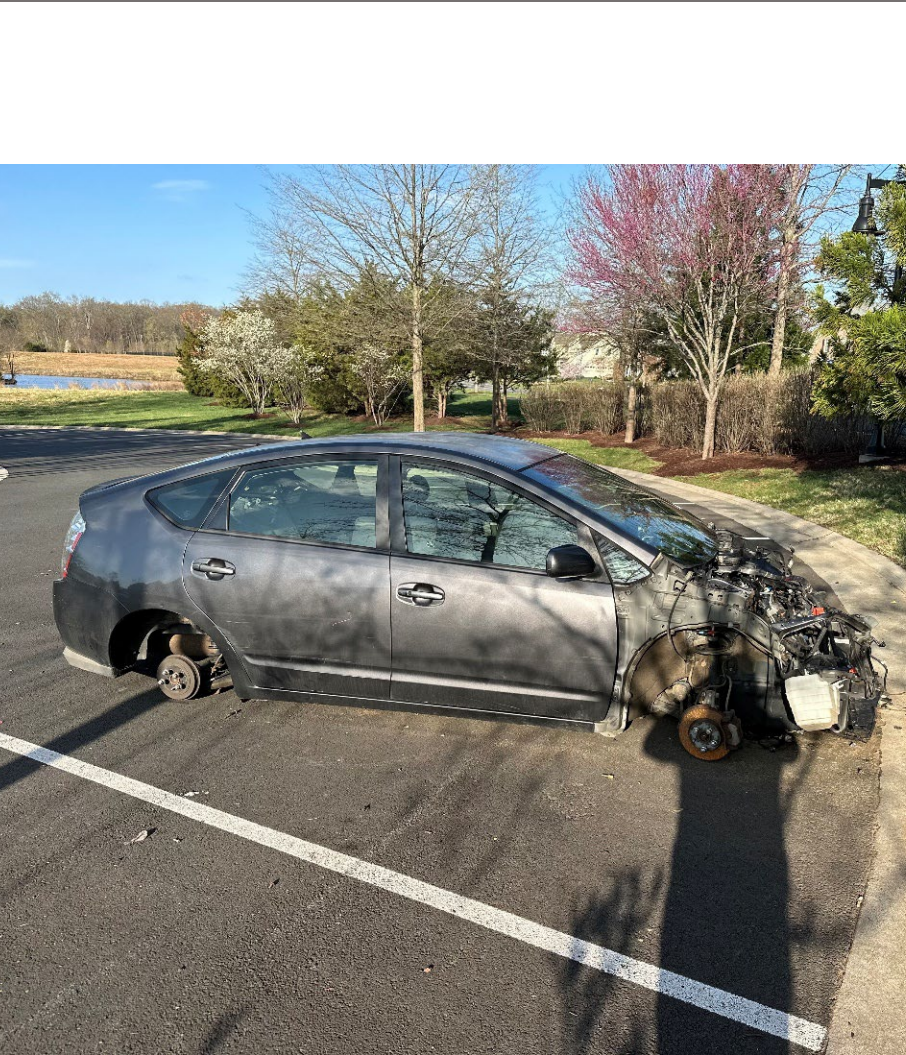
Strategic Plan Implementation

- Pursuing 501c3 Conversion
 - Updating Articles & Bylaws per current Virginia 501c3 standards
 - After governing documents submitted, Form 1023 filed with IRS
- Updating Reserve Study
 - 2021 study was missing some infrastructure & equipment
 - Contracted with Reserve Advisors
- Hiring two positions
 - Filled PT Program & Engagement Associate
 - Still working to find right candidate for Land Stewardship Mgr

CapEx/Maintenance Projects

- Liability Issue/Egg Washing Room at Packing Shed – Complete
- Farm Driveway – Civil Engineering – Underway
- Peach Orchard Farm – Minor punchlist remaining
- Firewood Canopy Storage – Pending Zoning Approval

Security Issues: Abandoned Vehicles



E-Bikes & Motorized Vehicles

- Prevalent in all four Villages on VDOT trails, streets, Conservancy trails, BMX course
 - Safety, liability, trail damage
- LCSO shared that enforcement for police is very challenging since there is no Virginia law regulating or banning e-bikes
 - E-bikes divided into three classes from pedal assisted to motor/gas assisted. All allowed by VA law
 - LCSO can enforce helmet and age restrictions
 - Non-pedal e-bikes and gas/diesel bikes are regulated (streets only)



Strategies for Trails & Open Space

Education

- Emails, newsletter, amenity use guidelines

Signage

- **Existing** – 20 12” x 18’ signs and 50 4” x 4” trail post signs posted throughout the trails
- **New** – plan is to add 24 additional 12” x 18” signs at all trailheads and specific high traffic points of entry (8 weeks away) – **Temporary Signs planned for short term**

Enforcement

- Residents using gas/motor powered on trails – Open Space Violation
- Non-residents could be charged with trespass



Budget Process & Timeline

Month	Conservancy	HOA
July	Staff, Chair and Treasurer agree on budget template and staff start to draft budget	CM starts draft budget including BOD input received throughout year
August	Draft budget work continues	Draft budget work continues
September	Internal meetings to review draft budget with Treasurer and Chair Revise Share with Board for review	CM sends draft budget to Treasurer (1-2 weeks) Meet/revise Share with BOD for review
October	Share budget forecast (v1) with residents in early Oct 10/14 – Present budget (v2) at Joint Board Mtg Hold community listening session	10/16 (tentative Board Mtg) – Present budget to residents and collect feedback
November	Share budget with residents (v3) 11/5 – Board adopts budget (v4)	11/13 (Board Mtg) – BOD adopts HOA Budget and reviews Conservancy Budget

Sneak Peak of Eastern Bluebirds & American Kestrels

