

Stagebridge Community Annual Meeting August 30, 2008

On Saturday, August 30, 2008, the Stagebridge Community Association held its 4th annual membership meeting at the home of Walt and Terry Mendenhall, 350 Stagebridge Trail, Lovingsston, Virginia. Members in attendance were the Carters (lot 1), the Mendenhalls (lot 5), and new owners Michael and Nancy Connors (lot 8). Also in attendance was Mike and Anne Knasel and Anastasia Schleser representing Stagebridge LLC.

After greetings and introductions, the meeting began by passing around the community roster for updating, as well as discussing the new improvements to the Stagebridge website. The directions on the main page using Google were recommended to use for family and friends. It was pointed out that the delivery services, UPS and FedEx were beginning to find the homes on Stagebridge Trail.

With the agreement of all, the meeting proceeded as indicated. The most recent event was the asphalt paving of Stagebridge Trail, everyone was appreciative of this effort of the Community. Efforts are being made to improve all unbuilt lots. All lot owners will be contacted regarding suggested improvements.

After this brief discussion, the annual report was discussed. The prices of the lots at Stagebridge remain stable and are favorable when contrasted to comparable areas. Assessments continue to rise, and there was a discussion on how the assessments were compiled. Discussion ensued regarding concerns that the county hired a private consultant who assessed the construction value of the home instead of the market value, resulting in assessments much higher than last year.

A trail walk is planned during the peak fall colors in late October/early November. Permission of the home and lot owners was obtained, as family, friends, neighbors, and those interested in Stagebridge would be invited to tour the Community. More information will be provided prior to the event.

Maintenance was also discussed. The lot owners expressed interest in having more areas maintained and kept up, however, this would probably increase community fees for next year. The apple trees planted near the Carter's home and the cemetery are not doing well, the landscaper has been contacted. The cherry and other trees planted are doing extremely well. Bob Carter expressed concern for upkeep along Stagebridge Trail, including mowing the hillside and other overgrown areas, as these are seen from the road as one enters the community. The current level is satisfactory, other than that issue. Everyone was in agreement that mowing, scheduled as we do now, about every two weeks, seemed to be the right amount.

Lauren and Bob Carter especially wanted to clean and fix up the cemetery, Settler's Rest, and make it more of an inviting area for people to visit and explore. They also wanted to possibly put up a nicer fence. Settler's Rest is a deeded cemetery. The Carters want to head this volunteer project, and other community members seemed interested in helping with the project.

Next the Profit and Loss report was discussed. All fees go directly to maintain Stagebridge; the other net income is from interest and late fees. The road expenses for

next year should be lowered due to paving. Will Rogers is the main person that plows the roads, which should be easier to plow and maintain with the hard surfaced road.

Walt Mendenhall led a discussion on lot improvement, tree removal and lot clearing, especially before winter. It is important to prevent/reduce forest fires by picking up the dead/dying underbrush and trees. Walt commented that there was a forest fire at Stagebridge about 40 years ago, and the ridge and road are natural fire barriers. One way to quickly and conveniently dispose of organic waste is through mulching. Mulching dead trees helps to speed up decomposition on the forest floor. Also, creating view sheds and exposing mature, beautiful trees is beneficial. The unsold lots 6, 10, 11, and 12 have been thinned and cleared by mulching over the summer. Mike invited owners to tour these lots at the conclusion of the meeting to see the results.

There was discussion about sending letters to lot owners regarding tree removal, clean up and improvements, as well as to remind them of the purchase year of properties to make sure no one had exceeded the 5 year build time allotted by the community. Each owner present took an assignment to contact one or more other owners.

The floor was then opened up for owner discussion. One main item of concern was internet service. Dial up and satellite are the only current options. There is a planned access to IBEC, an internet service provided through the power lines. The highest level needed by some owners doesn't work out and it tends to go out in rain and bad weather. There is a new service called a wireless line of site that would connect into a T1 line with a 30' antenna. However, there are no T1 lines close by, and the antennae would have to be placed on a lot at Stagebridge. Eventually there could be a cell antenna to boost cell reception and a wireless card for computers as well.

Concerns regarding the enforceability of the community covenants were brought up, especially regarding the time to build. The covenants allow the community board to set time limits on building. The covenants are legally enforceable. The building time frame is a recommended one set for each lot to encourage build up of our community. Mike said no one is near approaching this time line, and also stated that the covenants empower the community to set a time frame for building which by policy is 5 years for lots 1-8. For lots 9-12 the policy is to make sure the owners intend to build in a reasonable time frame.

Anastasia presented a first aid update, and handed out "bee sting kits" that contain a numbing medicine, and showed everyone a small first aid kit that fits in your pocket to take on hikes or while working outside.

The Connors discussed concern regarding hard surfacing of the gravel road serving their lot and others. Mike stated they most likely wouldn't be paved, but would be hard surfaced with a "chip and seal" which is grittier for better traction up and down grades. The Connors also expressed concern for reducing the steepness of their shared driveway, and would like it to be hard surfaced after they finish construction in late spring.

Mike talked about putting barrels of sand around for emergencies in winter when snow plows could not get to the roads to plow.

Action items are a committee on clearing, with Walt Mendenhall as chairman, and a committee on fixing up the cemetery, with Bob and Lauren Carter co-chairing.

All three lot owners present were either building a house or currently living in a house in Stagebridge. It was decided that to encourage other lot owners to begin building, those present at the meeting would send out individual emails to one owner, just updating them on the community's growth.

After a light lunch the group toured the Mendenhall's residence, then a brisk walk showed the newly cleared area on Lot 6, and the building progress on Lot 8.