

Viniterra Property Owners Association
Annual Meeting Minutes
November 1, 2018

The annual meeting of the Viniterra Property Owners Association was called to order at 6:05 p.m. on November 1, 2018 at the New Kent Winery. Members of the Board (Doug Anderson and Patrick Horsley), the Advisory Committee (Bob Hopewell, Rick Fields and Kurt Mangels) and the Community Manager (Coleen Hillen) were introduced. Holly Russell (Sales Agent for Viniterra) was also introduced. All homeowners present introduced themselves.

The 2017 Annual Meeting minutes were approved with a correction to the date.

Aside from the minutes, there was no business before the membership that required a vote. The following information was shared with Owners present:

- Updates were provided on the Viniterra Property Owners Association sales progress. It was announced that PHD Holdings was purchasing 81 lots in Section 1 (representing all of the remaining estate and villas Lots in Section One). New Kent Farms still owns the undeveloped land in Viniterra.
- Patrick Horsely shared that he is an Owner in PDH Holdings. Their plan is to work with builders to build Model/Spec homes with the hopes of driving more sales.
- Doug Anderson shared that they are in active negotiations with a residential development company to develop and build the 100 Age Restricted cottages. These are planned to be segregated from the Villas and Estates and will be located on the other side of the golf course (closer to Old Church Road).
- The 2017 - 2018 Advisory Committee was recognized for their work over the last year working with management and serving as a liaison to the residents.
- Coleen Hillen shared that currently a reserve study is underway. This will be completed soon and the budget will be finalized and distributed. A reserve study will be completed every five years (or more frequently if additional infrastructure is added).

The floor was opened for questions and answers.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Coleen Hillen
Recording Secretary