



Bien Venue Plantation Property Owners Association, Inc.  
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**QUARTERLY BVPPOA BOD MEETING MINUTES**  
**SATURDAY, SEPTEMBER 13, 2025**  
**10:00 AM – 12:00 PM**  
**LOUISA COUNTY PUBLIC LIBRARY**  
**(MEETING WAS VOICE RECORDED TO ENSURE ACCURATE MINUTES)**

- Secretary (Jenn McCoy) started meeting by thanking everyone for coming; addressed the resignations since the June 2025 elections and the appointments of the new Vice President (Cathy Brick) and Member-at-Large (Tami Smith)
  - Secretary asked for candidacy statements of interest to be emailed to the Board of Directors (BOD) for the current vacancy
  - Advised members that Madelyn McCoy volunteered to take meeting minutes so Board Members can be more engaged during the meeting
  - Meeting will end promptly at noon, if not earlier
1. Call to Order: called at 10:25 AM by Vice President (Cathy Brick) – started late due to library doors not opening until 10:00 AM
- Proof of Quorum (4 Board Members and 21 Property Owners)
  - Roll Call
    - Carol Wilke - Treasurer
    - Cathy Brick – Vice President
    - Jenn McCoy - Secretary
    - Tami Smith – Member-at-Large
  - Proof of Notice (sent August 7, 2025, via email; date posted on BVP website August 7, 2025; reminder sent via email September 10, 2025; Facebook post September 9, 2025; Sign Board at BVP entrances 2 weeks prior to meeting date)
  - Approval of Agenda
    - Motion by Vice President
    - Seconded by Secretary
  - Approval of June 7, 2025, Meeting Minutes
    - Motion by Vice President with suggested amendment
      - Amendment: clarify when minutes should be approved
      - Seconded by Treasurer
2. Membership Comments
- Hold comments until noted on agenda (2 opportunities)
  - Limit of 3 minutes per person
  - All who want to speak get a chance before others have additional speaking time
  - No interruptions while someone is speaking

- All comments and feedback are to be addressed to the BOD, not individuals
  - not a question & answer session, comments only
  - BOD liability if questions are answered incorrectly or without accurate information. Please send all questions to BVP email.

### 3. Reports - Board of Directors

- President (vacant)
- Vice President
- Secretary - (the attached information was shared with attendees)
- Treasurer - Quarterly Report (June, July, and August) – (the attached information was shared with attendees)
  - Property Owners can request to review invoices; however, certain information will be redacted (confidential vs transparency)
- Member-at-Large

### 4. Reports – Committee Chairs

- ACC – Sue Somersall (the attached information was shared with attendees)
- Maintenance – Gary McCoy
  - Fencing at Common Area gate has been power washed
  - Gravel parking lot was sprayed for weeds
  - Bushes at entrance signs were trimmed
  - Dock boards continue to be replaced as needed
  - Maintenance to Common Area gate will be needed soon

### 5. Membership Comments on Agenda Items

- No comments from attendees

### 6. Old Business/Unfinished Business

- Property Management Company:
  - Numerous proposals for property management companies in area
  - Board discussed benefits of Community Group Management Company
  - No decisions have been made with new board members; Jenn McCoy will schedule a call with representative and Board Members
- Town Hall for Proposed Covenants – postponed until further discussions with Board Members and Legal Counsel
- Lawn Care Service on Community Roadsides:
  - Current contract ends November 2025; Carol Wilke will reach out for quotes
- Common Area Gate Maintenance
  - Discussed above under Maintenance
- Guidelines for Electronic Meetings and Voting Resolution:
  - Board Members will review draft documents and discuss implementation

### 7. New Business:

- Schedule for Quarterly BOD Meeting for December 2025

- Tentative meeting scheduled for December 6, 2025 – time and location TBD (once decided, will be shared with community)

8. Membership Comments on Non-Agenda Items

- Several residents shared concerns about the following:
  - Dog barking on Belmont Lane
  - Annual dues increase (property management company and reserves)
  - Covenants and Bylaws issues
  - Attorney fees

9. Adjournment

- Motion by Treasurer at 12:00 PM
- Seconded by Vice President

These minutes were approved by the Board of Directors.

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Jennifer D. McCoy, Secretary

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Date