Orange Hunt Square Board of Directors Meeting Minutes

26 March 2026 (Draft for 30 April Meeting Approval)

Board Members
Present - Steve Fox, President
Absent - Tom Wiseman, Vice President
Present (Remote) - Svetlana Belenkova, Treasurer
Present - Josh Vaughan, Secretary
Present - Melinda Sumner, Maintenance

Sentry Management
Present (Remote) - Christie Beruete, Senior Community Manager

- Board Meeting brought to order at 7:01PM, 26 March 2026
- Pothole Repair proposal approved (Unanimous).
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- Towing company proposal from Dominion Towing approved by board.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
    - President (Steve) will sign contract once completed by Sentry Management.
- Reserve Study proposal Required by Virginia law.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
    - President (Steve) will sign contract once completed by Sentry Management.
- Tot lots need cleanup and new mulch. Discussion occurred around the high cost from Ruppert Landscaping. Sentry Management and OHS President intend to procure two additional quotes. Proposals will be brought to the board and voted on in April.
- Read out February 2026 minutes.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- Tom Wise (OHS Vice President) has been removed from the OHS Board for lack of participation for lack of contact or involvement. OHS President (Steve) previously notified Mr. Wise on multiple occasions. No response via phone or email.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- OHS HOA cannot assess fines/fees based on the governing documents based on conversation with our lawyer.
- Sentry Management system will be able to assess correct payments for residents every month.
- Resolution 1.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- Revoke previous Record Policy.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- New Record Policy.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- Revoke due process resolution.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.

- Approve Sentry Management to contact Baldwin group. Baldwin will find new (updated) insurance policy for the HOA.
    - Approved by all board members present: Steve, Melinda, Svetlana and Josh.
- Board requested Sentry Management to gather three quotes for curb re-painting (yellow) across the whole neighborhood. Also discussed having Fire Marshall come out to evaluate if curb painting needs to be added/removed in certain areas.
- Melinda brought up towing issues. Will discuss at April board meeting and identify owners who need to be contacted about derelict vehicles.
- Next board meeting is scheduled for 30 April 2026, 7-8PM.
- Board Adjourned at 8:15PM.