



# Annual Homeowners' Association Meeting

JANUARY 22, 2022

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[www.thevillageatinnsbrook.com](http://www.thevillageatinnsbrook.com)





# Agenda

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- 9:15 – 9:25    **President’s Welcome: Brian Perryman**
- Introduction & Review
  - Nominating Committee Report
  - 2022 Board of Directors Election
- 9:25 – 9:35    **Vice President/Architectural Control Committee (ACC) Chair Review: Thao Scott**
- 9:35 – 9:40    **Director at Large Review: Alice Waagen**
- 9:40 – 9:45    **Treasurer Review: Mike Hamway**
- 9:45 – 9:50    **Open Discussion**
- 9:50            **Adjourn**



## 2021 Recognition – Board Members & Committees

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### HOA Board Members

- Brian Perryman – President
- Thao Scott – Vice President/ACC Chair
- Mike Hamway – Treasurer
- Alice Waagen – Director at Large
- Robin Colton – Secretary

### ACC Committee

- Brian Russell

### Welcome Committee

- Robin Colton
- Brian Russell

### Audit Committee

- Elaine Kirby
- April Duff

Please reach out to any board member if you are interested in volunteering.  
Thank you for your interest!

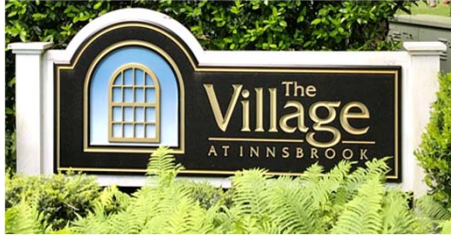


## Special Recognition – Brian Perryman & Mike Hamway



**Many thanks to Brian Perryman and Mike Hamway  
for their involvement in our community!**

**Brian has volunteered since 2012 serving as Treasurer, Director at Large, and President.  
Mike has served as Treasurer since 2018.**



## HOA Board Commitment

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- Monthly meetings at 6PM on the first Wednesday of each month
- Dial-in attendance available
- Homeowners are encouraged to attend
- Feel free to email HOA Board members for any concerns or questions



# Nominating Committee Report

## 2022 Proposed Slate of Officers



Thao Scott



Brian Russell



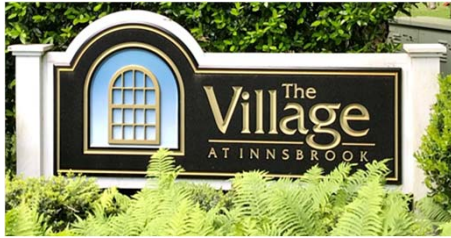
Betty Overbey



Nelson Diaz



David Raley



## 2022 Proposed Slate of Officers' Biographies

### **Thao Scott**

My husband, Norwood, and I have lived in the Village at Innsbrook since 2019. I have been part of the HOA Board for the past two years and look forward to serving another year. I am a graduate of VCU with a major in economics and a minor in finance. In my spare time, I like to explore new places, spend time outdoors, and enjoy the variety of restaurants that Richmond has to offer.

### **Brian Russell**

Brian is a native of Virginia Beach and has lived in RVA since the mid-90's after graduating from Virginia Tech. He moved to the The Village in the summer of 2020 and has two sons, a senior in high school and a sophomore in college. Brian works as a mechanical engineer by day and enjoys music, hiking, and yoga in his free time. He has previously served on the ACC Committee.

### **Betty Overbey**

I have been a resident in The Village for about 30 years. I am a Registered Nurse by education and owner of a small medical-legal consulting business. I have served on professional boards on a local, state and national level. I was attracted to this neighborhood because of curb appeal and market value. I am offering to serve on the Board; realizing the importance of this organization in maintaining the standards set for the community.

### **Nelson Diaz**

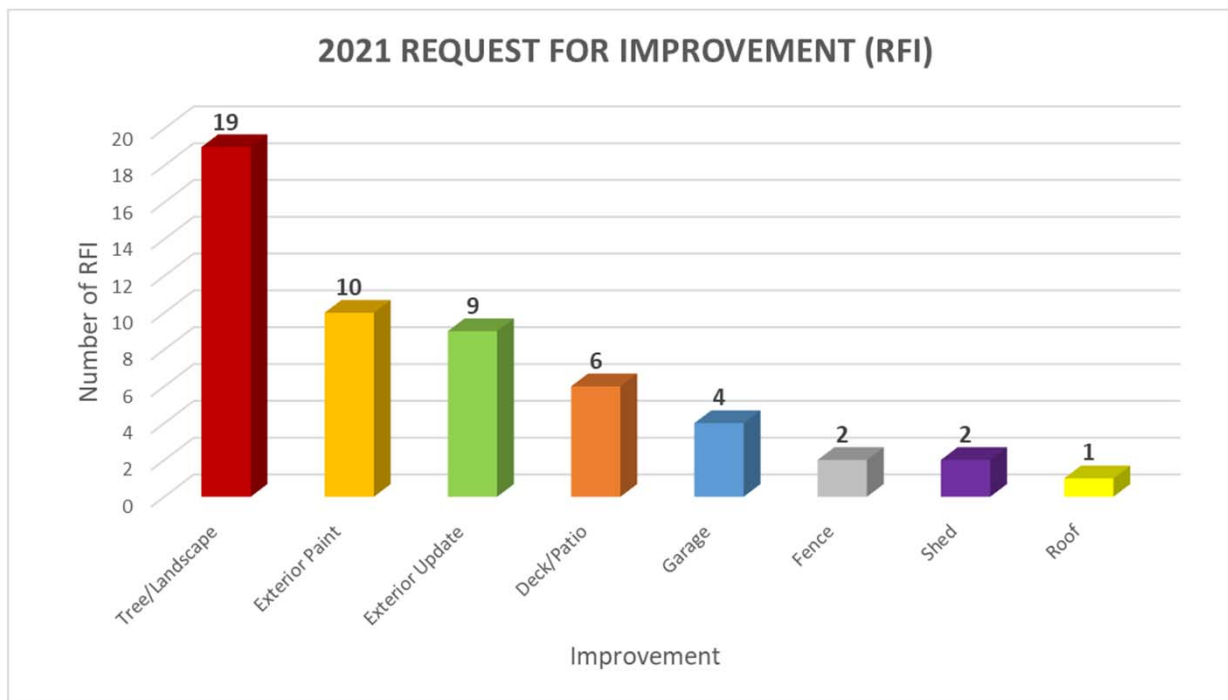
A native of Havana, Cuba, Nelson came to this country at the age of 7. He grew up in South Florida and moved to Memphis, Tennessee as a young college graduate. He spent over 40 years in the hospitality business with Holiday Inn and Hilton as Vice President of International development. He has traveled extensively and is fluent in Spanish. He and his wife, Beth, moved to Village of Innsbrook in the summer of 2020 to be close to their grandchildren in RVA. Nelson is an avid sports car enthusiast and enjoys living in this neighborhood very much.

### **David Raley**

My wife and I have both been lucky enough to live all over the United States and experience traveling all over the world. My wife, Kasey, and I first met in Nashville, Tennessee and we spent over ten years there together before ending up in Southern California. We spent 6 years out there and had our first and only daughter, Layla, who will turn 3 next month. In 2020, in the middle of the pandemic, we packed up and moved to Asheville, North Carolina. We spent over 6 months living there and looking at housing when a headhunter found my wife's resume and long story short, we ended up here in Richmond, VA. At the end of the day we could not be happier with our decision and we feel very blessed to be able to raise our daughter here in this great community.

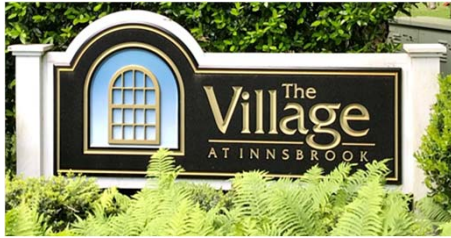


## VP/Architectural Control Committee (ACC) Chair Review



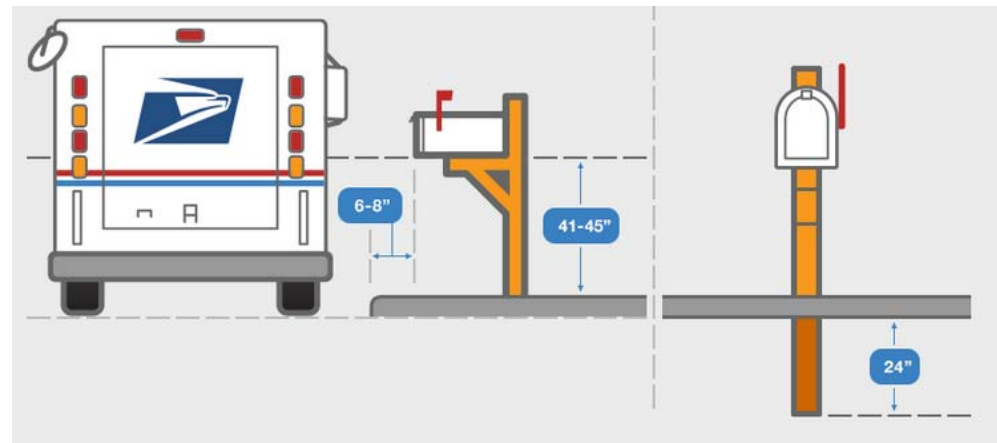
- **Please submit RFI prior to start of project**
- 53 total requests
- -23% amount of RFIs in 2021 compared to 2020
- Tree/Landscape continues to be the leading request – any trees larger than 6 in. in diameter
- Exterior Update includes door, gutter, lighting, window, etc.





## Neighborhood Curb Appeal

- Mailbox
  - Request **FREE** paint from VP
  - Nailed on or adhesive numbers or letters prohibited
  - Keep distance around mailbox clear for USPS
- Trailers
  - **NO** trailers are allowed to be parked in the front yard
- Leaf collection/disposal
  - \$30 through Henrico County
  - Call 804.501.4275 or order vacuum service online
- Trash and/or recycling container(s) cannot be visible from the street





## Director at Large Review

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- Issued 12 disclosure packages
- To help keep your contact information current, please send updates to [director@thevillageatinnsbrook.com](mailto:director@thevillageatinnsbrook.com)



## 2021 Home Sales

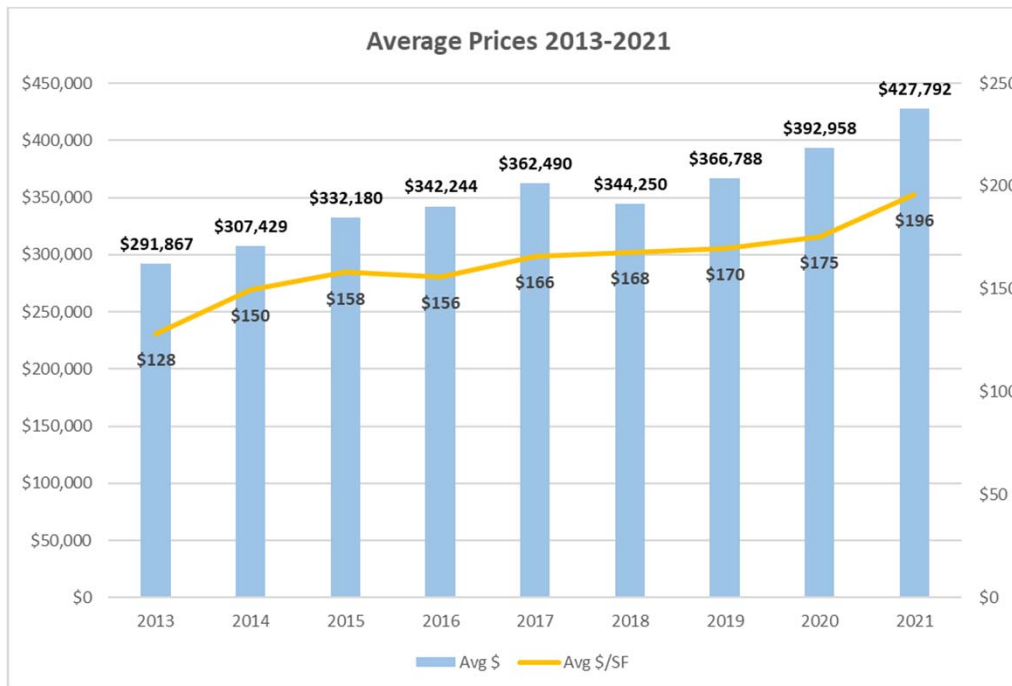
2021 HOME SALES				
Address	Date Sold	Price	Sq ft	\$ per SF
4603 Needles Eye Terrace	06/30/21	\$500,000	2,258	\$221
4714 Squaw Valley Court	05/28/21	\$492,000	2,616	\$188
4617 Snowmass Road	10/01/21	\$472,000	2,686	\$176
10801 Snowmass Court	06/03/21	\$452,000	2,469	\$183
4728 Squaw Valley Court	09/30/21	\$450,000	2,104	\$214
4506 Village Run Drive	12/22/21	\$445,000	1,955	\$228
4603 Village Run Court	06/16/21	\$440,000	1,806	\$244
4603 Breithorne Court	09/14/21	\$435,000	1,942	\$224
4704 Squaw Valley Court	01/22/21	\$400,000	2,238	\$179
4600 Snowmass Road	07/20/21	\$395,000	2,331	\$169
4501 Village Run Drive	01/14/21	\$392,500	1,969	\$199
4506 Village Run Drive	07/15/21	\$260,000	1,955	\$133

	Avg \$	Avg \$/SF	Change from Prior Year			
			Avg \$	Avg \$ % Chg	Avg \$/SF Chg	Avg \$/SF % Chg
2021 Average (12 homes)	\$427,792	\$196	\$34,834	9%	\$21	12%
2020 Average (13 homes)	\$392,958	\$175	\$26,170	7%	\$6	3%
2019 Average (14 homes)	\$366,788	\$170	\$22,538	7%	\$2	1%
2018 Average (9 homes)	\$344,250	\$168	(\$18,240)	-5%	\$2	1%
2017 Average (5 homes)	\$362,490	\$166	\$20,246	6%	\$10	7%
2016 Average (8 homes)	\$342,244	\$156	\$10,064	3%	(\$2)	-1%
2015 Average (5 homes)	\$332,180	\$158	\$24,751	8%	\$8	6%
2014 Average (7 homes)	\$307,429	\$150	\$15,562	5%	\$21	17%
2013 Average (6 homes)	\$291,867	\$128	-	-	-	-

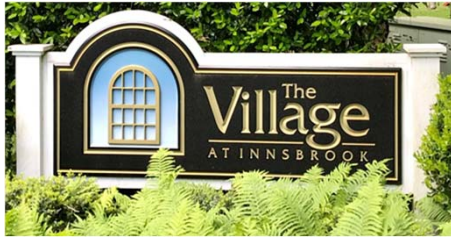
\*4506 Village Run Drive sold twice in 2021



# Historical Home Sales Comparison



- 2021 vs. 2020
  - Average home price sold increased 9% (+\$34,834)
  - Average price per square foot increased 12%
  
- 12 homes sold in 2021 compared to 13 homes sold in PY
  
- 8 homes sold at above \$400,000



# Treasurer Review

<b>The Village at Innsbrook HOA 2022 Budget</b>			
	<b>2021</b>		<b>2022</b>
	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>			
Dues	9,515.00	9,405.00	9,515.00
Disclosure packets	400.00	500.00	400.00
Late fees	100.00	160.00	100.00
Interest income	100.00	12.94	15.00
Total	<b>10,115.00</b>	<b>10,077.94</b>	<b>10,030.00</b>
<b>Expenses</b>			
Annual meeting	2,500.00	0.00	2,500.00
Insurance (Liability and D & O)	3,100.00	2,957.00	3,000.00
Legal	750.00	0.00	500.00
Landscaping	2,250.00	1,310.00	2,250.00
Printing, copies, office supplies, postage	650.00	853.25	750.00
Website, utilities, phone, domain name	665.00	937.58	700.00
All other (fees, taxes, advertising, paint)	200.00	665.59	330.00
Total	<b>10,115.00</b>	<b>6,723.42</b>	<b>10,030.00</b>
<b>Net</b>	<b>0.00</b>	<b>3,354.52</b>	<b>0.00</b>
<b>Year-end Bank Balance</b>		<b>37,444.23</b>	

\*Homeowner assessment unchanged for 2022 at \$55



## Open Discussion

### LET'S CHAT





Adjourn

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Thank you for joining us today!

**2023**  
**ANNUAL**  
**MEETING**  
**January 21, 2023**