

Olde Hermitage Association, Inc.

Website: <https://oldehermitageassociation.neighborhood.online>

MINUTES of Annual Meeting



Date of Board Meeting: January 15, 2026

Attendees via Google Meet:

Jenny and Paul Barry
Theresa Hayes
Jenn and Matt Deuell
Mitch Wilhelm

Mike and Nancy Hall
Marilyn and Larry Coates
Sandy Talmadge
Bonnie Bradford

Rai Beasley
Mike Kastner and Mindy Fast
David Bertelsen

Mitch opened the meeting at 7:32 pm. The Secretary established that we had a quorum (31 proxies received), and the meeting continued.

Mike Hall presented the 2025 Treasurer's Financial Report, which had already been made available on the OHA website. For the year, checking account revenue was \$5,261.94 and all expenses totaled \$5,342.61, for a revenue decline of \$80.67. Household assessments were 100% paid by residents for the year. No transfer of funds from savings to checking was required for 2025, and the report was approved.

For FY2026, Mike reported that as of today's date, 40 residents have paid their annual dues, amounting to 75% of the neighbors. The proposed revenue budget for 2026 is \$5,871, and as of today, residents have donated \$914 towards neighborhood projects, with plans to do maintenance on our bridge. The proposed expense budget for 2026 is \$5,235, with proposed revenue growth of \$636. The biggest continuing expense is landscaping at \$3,000 per year; insurance on the bridge is \$625 yearly; the bridge/brick maintenance project is estimated to cost \$1,000; annual costs for bridge lights/electricity is estimated at \$330; and printing and postage estimated at \$80. Mike reported that the proposed ending FY2026 savings account revenue to be \$8408, excluding any unexpected expenses during the year. The proposed 2026 budget was approved, and Treasurer's budget report is available on the OHA website.

Mitch has spoken to 3 different contractors for advice and estimates on bridge repairs. One contractor was ruled out due to the estimate (\$8,000) being higher than our budget. Mitch would like to see power washing to get rid of the mold and debris that have accumulated on the bricks. He is also concerned about a foundation crack, one that the county has observed and said it will be treated by "filling" the crack. The rounded bricks on the top of the bridge are custom and cannot be replaced. There was discussion about damaged bricks years ago by heavy machinery on the bridge when dredging the creek. Rai confirmed that the county reimbursed us for damaged bricks several years ago, also for filth that was sprayed on the lights.

Rai Beasley agreed to reach out to Eric Leibo of Henrico County revitalization program to see if Olde Hermitage is eligible for land grants due to wetlands, as this relates to the bridge/brick maintenance project.

Mike Kastner reported that Roseshire Gaming Parlor is seeking to increase their hours to serve alcohol from 10 p.m. to midnight. Mindy offered to send out an email asking for volunteers to be responsible for the management of the wreaths on the bridge at Christmas and will also ask for volunteers to periodically clean the bridge lamps.

The voting results for the election of Directors to the Board were: Mitch Wilhelm, Matt Deuell, Theresa Hayes, Nancy Hall, and Mike Hall. Sandy Talmadge received one write-in vote.

With no further business matters to discuss, Mitch ended the meeting at 8:15 p.m.

Respectfully submitted by
Nancy Hall, Secretary