



**Board of Directors Monthly Meeting Minutes – 11 May 2021 (7 PM) via Zoom.**

*The meeting was held virtually in accordance with Amendment 28 to House Bills 29 and 30 during the State of Emergency due to the Coronavirus pandemic.*

1. **Call to Order.** Meeting convened via Zoom at 7:03 PM by A. McNeil.

**Board Members Present:**

President- Angus McNeil

Vice President - Michael Case

Treasurer - Walter Rader

Secretary - Mike Laborte

Member at Large- Craig Nickol

**Others Present:**

Welcoming – Bibi Laborte

Beautification Co-Chair - Linette Kirby

WoT Newsletter – D. Pine

Victory Comm Mgt - Sarah Knaub

**Residents Attending:**

Jim Kirby (216 CP)

**Absent:** Beautification Co-Chairs–Amy Nickol

2. **Homeowner Forum.** N/A.

3. **Secretary’s Report**

- i. Board approved April 2021 minutes, A. McNeil motioned and was seconded.
- ii. Meeting announcement posted on NextDoor & Park Info Board (+ agenda)

4. **Treasurer’s Report.** (W. Rader) Status ...

- i. Accounts/expenditures. Presented bills paid, bank deposits and financial balances as of Apr 2021. Answered questions from the board.
- ii. Budget vs Actual (expense) Reviewed. Compared financial plan to expenses.
- iii. Miscellaneous.
  - a. Homeowners Association tax return mailed.
  - b. Verified Beautification budget.

5. **Committee Reports**

- i. Welcoming (*B. Laborte*). Three new residents.
- ii. Beautification (*A. Nickol & L. Kirby*)  
Second “Yard of Month” awarded to McCarley’s yard at 110 Trei’s Trail.  
Team also looking at plant project.
- iii. Social (need volunteer). WoT Secretary will post flier seeking volunteer for potential ice cream social.
- iv. Newsletter (*D. Pine*). Inputs to newsletter due 14 May.

6. **Victory Community Management Report** (*S. Knaub*)

- i. ARC; Two (2) requests received, remove porch rails & replace garage door.
- ii. Resale Disclosure Packets. Four (4)

- iii. Covenants Compliance – Report on two (2) residences status.
- iv. Grounds
  - 1. Dominion WatchLights. Lights operating. Identification markings should soon all be posted. Anticipate refund shortly.
  - 2. Park
    - a) Test of outdoor electrical plug in park post near (Kirby’s) appears to be working.
    - b) Anticipate TSP willing to pay repair of one of two leaks in irrigation system which likely occurred during Playground mulch bed expansion project.
    - c) Rip Rap stones moved on Kenny Lake. Likely kids. May need to ask all to remember such play carries costs for everyone in money to repair.
    - d) Playground equipment. A. McNeil volunteered to treat any return of wasps.
  - 3. Lakes
    - a) Equipment. Related to compressor noise on Fisher Lake and Wayne Lake (WL).
      - 1. Fan on Fisher Lake compressor replaced. Appeared to work before compressor shutdown. Awaiting test of fuse/breaker and replacement.
      - 2. Wayne Lake. Answer will involve placement of noise barrier or landscape planting. Not an equipment fixable issue.
    - b) Wayne Lake bubblers. One bubbler is not working. Diagnostic inspection required.
    - c) Solitude. No quotes yet for alligator weed treatment.
    - d) WL Outflow.
      - 1. Mouth or “flared” end section of concrete pipe is York Co responsibility. County removed broken piece. Replacement may not be required. Replacement requires heavy equipment.
      - 2. Board asked S. Knaub get new quote for safe chemical treatment near water of the cleared land around WL outflow. Any treatment will have to wait till enough vegetation returns for spraying to be effective.
    - e) BMP. TSP getting ready to do BMP work with warmer weather. Route for equipment using Zanca and drainage swell planned. This is a Reserve Fund budget item.
  - 4. Miscellaneous
    - a) Discussed option to IT Happens contractor given rising costs. Contract re-newal year begins 15 May.



*Note 1:* Post Meeting – the Board of Directors voted by email to accept “Doody Calls” service bid and have them begin immediately.

b) Discussed Bloom’s financial adjustment appeal.

**7. Old Business.**

- i. By-Laws. A Word document version was created for use in consolidating past approved changes and for drafting potential new updates.

**8. New Business.**

- i. In accordance with **By-Laws Article 5., Section #1. Nomination** (future board members). Board approved motion by M. Laborte nominating BoD member at large Craig Nickol as the 2021 Nominating Committee Chairperson.
- ii. Related item, draft BoD position descriptions based on By-Laws for recruiting.

**9. Date Confirmation**

- i. Moved meeting to Friday, June 11, 2021 - 7 PM, Board Meeting, via Zoom.

**10. Meeting Adjournment 9:04 PM**