



Board of Directors Monthly Meeting Notes - Minutes – 11 April, 2022 (7 PM) via Zoom

1. **Call to Order** Meeting convened via Zoom at 7:02 pm by J. Kirby.

Board Members Present:

President- Jim Kirby
Vice President – Kristin McManus
Treasurer - Walter Rader
Secretary - Mike Laborte
Member at Large- Angus McNeil

Others Present:

Welcoming – Bibi Laborte
Welcoming – Marianne Gustafuson
Social Event – D. Victorio
Newsletter- D. Pine

Others Present:

D. King – ARC Team

Absent: Beautification –A. Nickol, Beautification - Carolina Bonin, ARC–J. Garrett,
Web - Tari Weber

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

3. **Secretary’s Report**

- I. March 2022 Board of Directors’ Minutes – Board approved (5-0).

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

- I. Accounts/expenditures – Presented bill paid, bank deposits and financial balances as of March 2022.
II. Budget vs Actual (expense) Review. Compared financial plans to expenses.
III. Misc
- Assessment Collection Status. Only four (4) outstanding.
1. Grace period ended 15 March, late fee now assessed.
2. Treasurer, sending second late notice.
- The Board approved payment to State Farm Insurance completed.

4. **Committee Reports**

- I. Welcoming (*B. Laborte*)
i. No new residents.
ii. New Co-Chairperson Marianne Gustafson attended.
- II. Beautification (*A. Nickol*)
i. Spring Planting planned for entrance areas in May.
ii. J. Kirby – C. Bonin – beginning “Yard of the Month” evaluation.
- III. Social (*D. Victorio*).
i. Next event, Spring Extravaganza for kids and kids at heart on 23 April.
ii. Social team making preparation, fliers distributed.
- IV. Newsletter (*D. Pine*). Next Newsletter is due out in May.
- V. ARC (*J. Garrett*)



- i. Covenants Compliance – Volunteer team conducting inspection in April.
 - ii. ARC Requests. One (1) approved - 102 TT (Solar Panels).
No new or outstanding requests.
 - iii. Resale Disclosure Packages (L.Kirby). No new requests received.
- VI. Grounds
- i. Landscaping – J. Kirby will seek bids on special playground mulch.
 - ii. Spring Community Day date set for – Saturday, 30 April 2022.
A. McNeil lead; Next Door announcement and organizing volunteers.
The Board approved motion (5-0) to approve budget up to \$100.
 - iii. Yard Sale date set for - Saturday, 7 May 2022.
The Board decided (5-0) against trying to organize a single centralized post-event (Yard Sale) pick-up by any one charity.
 - iv. Dominion Watchlights. Dominion Power reporting of outages rules require HOA point of contact make the report.
- VII. Lakes
- i. Kenny Lake
 - 1. Fountain inoperative, Contract to replace equipment signed.
 - ii. Wayne Lake
 - 1. Fountain inoperative, Contract to repair equipment signed.
 - iii. Fisher Lake
 - 1. Bubbler. Repair of compressor completed. All aerators working.
 - iv. BMP. Treated for algae growth.
- VIII. Website (*T. Weber*) – Operational, previous meeting minutes posted.
- 5. Old Business**
- I. Previously discussed Community Day and Yard Sale plans.
- 6. New Business.**
- I. Deconflicted Social Event & irrigation backflow (next two weeks) dates.
 - II. The Board went into Executive Session at 8:25 pm. Discussion of contract(s) options and costs.
 - III. The Board returned to open session at 8:38 pm.
 - i. The Board approved plan to reengage on work to be covered by contractors and seek reduced bids.
 - ii. The Board choose to evaluate tree trunk removal as a comprehensive contract verse individual project(s). May vote by email after securing bids.
- 7. Date Confirmation**
- I. Next Board meeting is Monday, May 9th, 2021 - 7 PM, Board Meeting, via Zoom.
- 8. Meeting Adjournment.** Meeting adjourned by J. Kirby at 8:45 pm.