

Greenway Farms Homeowners' Association Board of Directors Meeting Minutes

October 24, 2016 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President- Absent

Melissa Cassidy, Secretary

Maureen Kirk, Treasurer- Absent

Diane Lillis, Director

Management Company Representative Present: Lily Lombardo, CMCA

7:03 Called to order

Approval of Minutes

Diane Motion, Matt Second: Board voted (Melissa Abstain) 2-0 Approved July minutes as submitted.

Committee Reports

Landscape: Enhancements Proposal on agenda.

Covenants: Board will inspect white tile on Connery and reply via email.

Recreation: Lillis submitted \$20 check for pool passes. Lillis will follow up with the swim team regarding additional pool hours and fees.

Website: Matt will send email to post various updates.

Neighborhood Watch: No committee.

Old Business

No update from Town for additional storm drain fall out cleaning and yellow paint on curbs. Received an email stating that the Town will request proposals for retro pond on October 6.

Melissa will send picture of no soliciting sign and Lombardo will submit a proposal in January.

New Business

Board approved Genesis snow removal cost schedule with no increase from last year.

Board reviewed landscape budget and annual landscape enhancements submitted by Genesis (spring color), Board will reply via email. BOARD VOTED VIA EMAIL TO ACCEPT . Page 28 approved, 4-1 (Matt nay).

Diane Motion, Melissa Second to accept Genesis proposal for removal of declining tree(s) and tree replacements at various locations at the pool, Connery and Hampshire, total \$6192. 3100 Reserve Replacement. Approved 3-0

Diane Motion, Melissa Second to renew Continental Pools management contract, \$42,900.

Continental submitted a proposal to replace tile band. Additional proposals, inspection and discussion needed.

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New Business Con't

Board reviewed the financial reports showing operating balance \$17,505 and investments balance at \$271,002.

Board also reviewed the reserve study and funding analysis cash flow hybrid approach which recommends 2017 contribution \$94,100.

Matt Motion, Diane Second: Discussion: 2017 draft budget, 5% annual increase, recommended reserve contribution and reduce 2017 landscaping budget. Board voted 3-0 to increase 2017 fees by 5%. (Round up)

Diane Motion, Melissa Second: Board voted to approve the 2017 operating budget. Postage and printing \$1,000 each, Social \$1,200, Landscaping \$8,961, Pool Management \$42,900.

Next meeting January 18.

Open Forum

One resident present. Discussion included information posted on web regarding possible cricket field behind Cedargrove.

8:30 Board entered Executive Session to hearings, delinquency report and collection report.

8:40 Exit Executive Session

Executive Session Summary:

Hearings: Exterior components: Grant 15 days extension. If not corrected rule charges starting day of hearing.
Rule charges for yard maintenance.

Appeal Hearing: Tiles on Connery. Board will reply via email. Request is denied.

Request to remove owner \$10 bank charge was denied.

Collection Status Report is up to date. Past due after October 30 will be sent to collection.

Guard chair has not been billed to responsible party. Lombardo will follow up with Maureen for names and addresses.

Meeting adjourned at 8:50pm