

**Greenway Farms Homeowners' Association
Board of Directors Meeting Minutes**

January 10, 2018 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President, Absent

Maureen Kirk, Treasurer

Newly Elected: Riordan and Tran, observed

Management Company Representative Present: Lily Lombardo, CMCA

8:00 Called to order after Annual Meeting/Board agreed quorum established

Approval of Minutes

Maureen Motion, Matt Second: October minutes approved as submitted.

Committee Reports

Landscape: None

Covenants: There are four (4) active members. No outstanding applications at this time.

Recreation: None

Website: Matt and Lombardo will work together to update website on a quarterly basis. Volunteers needed for Kiosk updates.

Neighborhood Watch: None

Old Business

Landscape enhancement is complete per the contract with Genesis.

Wetlands/Dry pond: Complete. Tree replacement is complete by Town.

New Business

Proposals for pool coping stones, band tiles and white coat was tabled.

Kolb proposal, \$6,686, for security lights at the pool was tabled until April.

Lombardo will submit price to install sail at wading pool during the April meeting.

Board reviewed three (3) proposals to clean and seal pool deck. **Maureen Motion to approve AmericanProClean proposal to clean and seal pool deck, \$3,819.00, Matt Second: Board voted 2-0 to approve.**

47 dead ash trees along walking path are marked with red dot. SaveATree proposal is \$24,817. Lombardo will submit additional proposals during the April meeting.

Board reviewed balance sheet and budget comparison. Operating \$18,020, Investments \$344,643, to date (\$34,636).

**Greenway Farms HOA
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New Business Con't

4" x 4' posts and heavy duty chain with lockbox will be installed at pool parking lot to block access to trash enclosure.

Next board meeting: April 11 or 4.

Open Forum

No members present. Discussion from Annual meeting included missed trash pickup and wetlands. Bat boxes will be installed in the spring by Town. Mayor addressed HOA members. Wetlands and bat boxes will be installed this spring. Replacement trees were already installed. Traffic lights will be synced. Yellow curb paint by fire hydrants will be removed and not repainted. Cost to paint all curbs in Leesburg would be over \$300, 000.

8:30 Board entered Executive Session to discuss delinquency report, hearings, new board members and collection report.

8:40 Exit Executive Session

Executive Session Summary:

(default) Appeal Hearing: Waiver CC&R charges against unit on Connery were denied. Board agreed owner should attend hearing during April meeting. Notice will be sent to Unit owner.

Default Hearing: Siding on Connery. If not corrected, rule charges shall be assessed.

Collection Status Report: Report is up to date. Past due letters were mailed.

Melissa Cassidy resigned via email. Maureen Kirk term ended 2018.

Organizational Meeting

Gerbert, President

Taylor, VP

Tran, Treasurer

Riordan, Secretary

Meeting Adjourned at 8:50pm