

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

July 12, 2017 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President - Absent

Melissa Cassidy, Secretary - Absent

Maureen Kirk, Treasurer

Diane Lillis, Director

Management Company Representative Present: Lily Lombardo, CMCA

7:05 Called to order

Approval of Minutes

Maureen Motion, Diane Second: April meeting Matt was absent. Board voted 2- 1 abstain. Minutes approved as submitted.

Committee Reports

Landscape: Proposals needed for enhancements.

Covenants: Applications for tree removal will be approved contingent install new same variety tree is replaced. Lombardo will follow up on tree removal applications.

Recreation: Discussion included new furniture and wading pool sail awning. Security lights will be set on timer. Chain link fence will be secured at the rear bottom where needed.

Website: Website was updated in January.

Neighborhood Watch: Officer Shields has been notified regarding Neighborhood Watch program. An organization meeting date is needed as are volunteers.

Old Business

Retro Pond: Retention pond is under construction. Town promised 30 new trees will be planted as buffer. Trash in fallout needs to be removed by the Town. Lombardo will handle notification.

Matt will follow up with Town contact regarding yellow curb paint removal and entrance sign ownership.

Minor stone monuments were repaired per King Mason contract. Resolved

2017 Annual Party: Board approved that the 3rd Annual party should be held in June instead of July 4th weekend.

New Business

Board tabled coping and tile band repairs at pool. No action.

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New Business Con't

Matt signed 2016 State and Federal tax returns.

Board reviewed the 2016 audit submitted by Account Associates. Board approved audit. Matt signed representation letter.

2018 operating budget was discussed. Board decided not to increase fees for 2018. Lombardo will draft budget for the October meeting.

Lombardo will contact swim team regarding past due amount for 2016 and 2017. The Board agreed that the practice and meet schedule should be pre approved prior to pool season. Team practice and meets schedule is due no later than April 1 to be discussed during the April Board meeting.

Proposals for October:

1. Seal pool deck
2. Landscaping at entrances and slope at Nickels bridge

Board reviewed the financial reports dated June 2017: Operating balance is \$33,969. Morgan Stanley investments \$297,747. Net loss (13,433).

Open Forum

No members present.

Next meeting October 11 or 18

7:58 Board entered Executive Session to discuss delinquency report, hearings and collection report.

8:10 Exit Executive Session

Executive Session Summary:

Hearings: Extension granted to September 30. If not corrected, rule charges.

Collection Status Report: Lombardo will confirm accounts are in collection.

Diane Lillis is moving and resigned.

Meeting Adjourned at 8:15pm