

Greenway Farms Homeowners' Association
Board of Directors Meeting Minutes

October 18, 2017 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President

Melissa Cassidy, Secretary – Present by phone

Maureen Kirk, Treasurer

Management Company Representative Present: Lily Lombardo, CMCA

7:05 Called to order

Approval of Minutes

Melissa Motion, Mike Second: Vote 4-0, July minutes approved as submitted.

Committee Reports

Landscape: Proposals in New Business

Covenants: Street tree replacement will be handled case by case.

Recreation: Pool winterized, volleyball sand depth is adequate for 2018 is needed, no phone issues during 2017 season but burner phone for 2018 is still needed.

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

Neighborhood Watch: None

Old Business

Dry pond: Complete. Town states will install 30 trees this fall.

Gators swim team invoices for 2016 and 2017 were paid in full. Swim team was notified that the 2018 schedule is due by April 1 for board approval.

New Business

Pool Repairs: Board will review proposals for pool water tiles, coping stones and white coat in January.

No action needed at this time for pool furniture. Lombardo will submit proposals for sail above wading pool.

Board reviewed Genesis Landscape proposals to enhance at the stone monuments. Lombardo will facilitate a meeting between Genesis and the Board. **E-Vote: Maureen, Matt and Laurie Kauffman (Landscape Chair) attended meeting with Genesis. Maureen motion to accept with minor alterations, taller 10' trees, Melissa Second: Board voted 3-1 to approved proposal \$21,500 (Matt voted Nay).**

Lombardo will submit additional proposals to clean and seal pool decking.

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New Business Con't

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

Board reviewed balance sheet and budget comparison. Operating \$16,524, Investments \$328,954, to date (\$45,993). Loss basically due to loss of pool income.

Mike Motion no increases for the 2018 quarterly assessments, Melissa Second, Board vote 4-0 no increase for 2018.

Additional discussion included increasing quarterly fees for 2019 to balance reserve and operating account.

Board carefully reviewed the draft 2018 budget. Mike Motion to accept budget as submitted, Melissa Second, Board voted 4-0 to accept the 2018 operating budget as submitted.

Board approved Genesis snow removal cost schedule.

Next board and annual meeting: January 10 or 9

Open Forum

Two residents present. Both observed.

7:55 Board entered Executive Session to discuss delinquency report, hearings and collection report.

8:10 Exit Executive Session

Executive Session Summary: APPEAL / HEARING

Approved: #52 Cedargrove, No tree replacement.

Approved with conditions: #53 Allman, Dogwood and dwarf peach tree, foundation plant(s) approved contingent trees are not fruit bearing trees, foundation matches community standards.

Approved: #54 Deermeadow No tree replacement

Extension granted to November 15 or rule charges: Hampshire and Connery: Replace missing foundation plants.

Board agreed to replace tree on common area behind 526 Deermeadow.

Connery roof shingles tabled until board can inspect.

Collection Status Report: Report is up to date. Past due letters were mailed. Accounts past due on November 1 will be sent to legal for collection.

Meeting Adjourned at 8:15pm