

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

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

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President

Erika Riordan, Secretary

Huy Tran, Treasurer

Cathy Duerbeck, Director

Management Company Representative Present: Lily Lombardo, CMCA

7:01 Called to order

Approval of Minutes

July meeting minutes approved with minor changes.

Committee Reports

Landscape: Lombardo submitted an additional proposal for the tree bank, \$11,000.

Covenants: Applications are up to date.

Recreation: Pool is closed. Dumpster removed. Ping pong table delivered and set up. Pool Inspection: It is determined the tiles and white coat should be done no later than 2019 pool season.

Social: Low attendance due to foul weather.

Website: Corrections and updates will be managed.

Old Business

Southern Electric installed pool security lights per contract. Complete

SavAtree cut down 47 dead ash trees per contract. Complete

Wading pool shade structure will be submitted during the next meeting.

New Business Con't

Board reviewed DFM Engineering report and Genesis Landscape drainage improvement at rear 122 Connery, \$6010.

Legal opinion is needed. Lombardo will email attorney and Board.

Board reviewed Blake grounds maintenance proposal, \$76,634. Mike Motion to renew with Genesis Landscapes starting 2019-2021, \$56,585, Cathy Second: Board voted 5-0 to approve as submitted.

Board accepts Genesis snow removal cost schedule for 2018-2019.

Continental Pool proposal was reviewed for all new tiles and white coat, \$62,854. 10% discount will expire October 1. Additional proposals for pool tiles and white coat will be emailed to the Board within 10-14 days for consideration and E-Vote. Changing blue tiles to green was briefly discussed.

**Greenway Farms HOA
October 10, 2018
Meeting Minutes**

Resident request to remove tree on common area behind 174 was denied due to budget constraints at this time. Board may reconsider at a later date.

Board carefully reviewed tree take down proposals from SavATree. EAB attacked Ash trees: Nineteen (19) at Cedargrove, \$8,827. Six (6) at Nickels, \$6,908. Twenty (20) Lawford path, \$11,514. Twelve (12) at Rollins and Two (2) hickory, \$4,989. Mike motion to accept SavAtree proposals as submitted, Huy Second: Board voted 5-0 to approve all proposal totaling \$32,238.

Wind damaged tree replacement discussion. Cathy Motion to add one (1) tree to the Genesis proposal (roots exposed and severed), total 4 trees at \$504 each, Mike Second: Board voted 4-0 to approved four (4) trees, total \$2,016.

Via Email VOTE: Cathy Motion, to approve NV Pool proposal for new band, racing, coping tiles, and white coat, Mike Second: Board voted 4-0 to approve proposal, \$49,500.00. Board selected blue tile color.

Board reviewed financial report dated September 30, 2018: Operating \$42,075. Investments \$322,727. Total Equity (39,432).

Board agreed to open one (1) \$50,000 CD for term no less than six (6) months and One (1) \$100,000 for term no less than 12 month. Huy will handle and contact Morgan Stanley.

Board reviewed draft 2019 budget and discussion regarding fees increase. Huy Motion to increase fees 4% and funds divided equally in Operating Reserve and Replacement Reserves, Cathy Second: Board voted 4-1 (Erika believes 5% increase is needed), 2019 Budget and 4% fees increase is approved.

Annual and Board meeting will be January 22. Notice will be mailed to include additional community information.

Mike Taylor was excused early.

Open Forum

One member in attendance. Discussion included plans for 4 parcels, possible dual bridge at Battlefield/Meade, 180' span.

***Enter Executive Session to discuss hearings, collection report and violations.**

Executive Session Summary

Appeal: Board voted 4-0 to approve ARC application for black metal roof.

Appeal: Board voted 3-1 (Matt nay), to deny appeal to switch driveway from concrete to asphalt.

CC&R: Board voted 4-0 to assess rule charges if widows walk is not corrected starting hearing date.

CC&R: Board voted 3-1 (Cathy nay) to waive rule charges for political sign for current infraction. Fines will not be waived in the future.

Collection status report is up to date.

Meeting Adjourned at 9:30pm