

# BOD QUARTERLY MEETING JULY 2023

## DRAFT MEETING MINUTES

Location: Zoom Meeting

Date: 7/19/2023

Time: 7:00 PM

### Board Members Present:

- Huy Tran – President
- David Crow – Vice President
- Michelle Carter – Secretary
- Ben Graham – Treasurer

Lily Lombardo from AMV is present

Michelle motions to approve the April BOD minutes, David seconded – unanimously approved

Michelle motions to approve the July agenda, Ben seconded – unanimously approved

## Agenda Items

### 1. Committee Reports

- a. Managers Report
  - i) Leaks repaired in the pool house – kiddco did a nice job
  - ii) Fire extinguishers recharged
  - iii) Pool maintenance – lots of trash cleanup, but no major issues
- b. Landscaping - No committee members
  - i) Annuals planted. Minor irrigation repairs at stone monuments
- c. ARB – ~16 applications
- d. Recreation
  - i) Noise signs – VB court noise – ordered signs.
- e. Social Committee - 5 members
  - i) End of summer event 3-5 by the volleyball court/pool parking lot, 8/26
  - ii) Fall event 10/21 – details to come
- f. Swim Team –

- i) Dates and times were submitted in January meeting, schedule not out from league until May – provided tentative schedule. Only 3 Saturday meets. No meet at night on Wednesday (req to league-accommodated)
- g. Website – Kim
  - i) Updated timely – very happy with updates

## 2. Old Business

- a. Poolhouse updates - completed
- b. Water filter station – complete – filters
  - i) Winterized at the same time as the pool
- c. Kiosk solar lights – area is a little shaded
  - i) \$85/2 ea – wired to panel – concern with lawn mowing service
  - ii) Ben to follow up
- d. Treasury bills update - \$25,000 check requested for operating costs

## 3. New Business

- a. Bridge painting and boards – quotes are identical. Deferring to next meeting – BOD to review bridge condition
  - i) “Slippery when wet” sign to be posted on both sides of bridge
- b. Audit - Goldklang
  - i) Was \$2,400, current fee \$2,900
  - ii) Approve: Goldklang – Taxes \$500, Accounting Associates – Audit \$1,300, total approved \$1,800; aggregate NTE Budget \$2,400.
    - (1) Michelle motions, Ben seconds, unanimously approved
  - iii) Pickleball striping, net height – bring up in the January meeting – communicate back to residents about the deferment/bring up petition
  - iv) Volleyball backstop – denied request
  - v) 2024 – pool deck tables/umbrellas
    - (1) Need replacement of 3-7.5’ beige regular umbrellas,
    - (2) shade for other areas
      - (a) 3 umbrellas (~\$3,000) at chaise lounge area, baby pool 1 umbrella 12’ in concrete
- c. HVAC Sample quote \$22,500 dependent on compressor location
  - i) Lily to check with town, liability, etc.
- d. Financial reports
  - i) End of Quarter Ledger (Operating) Balance: \$34,705.76
  - ii) T-Bills (Investments) Balance: \$439,543.39
- e. Hybrid contributions
- f. Reserve Replacement – will likely miss the reserve forecast
- g. 2024 budget discussion – Fee increase ~3%
- h. Next Meeting – set to October 18, 2022, set to virtual meeting.

## 4. Open Forum

- a. Fireworks issue stated – debris/aerial fireworks – HOA has no authority
- b. Resident stated better experience with pool management company

BOD returns from Executive session with 0 homeowners present.

Michelle motions to adjourn seconded by David, unanimously approved

Meeting adjourned at 9:23 PM.

## Executive Breakout Session

Session commenced at 8:53 PM

- Pool Management – pool experience improved, concern with thunder – addressed
  - American
  - Northern VA pools
  - Premier
  - Continental
- Collection
- Delinquency

Open ideas:

Basketball hoops – BOD to do nothing

Meeting adjourned 9:22 PM.