

BOD QUARTERLY MEETING APRIL 2022

FINAL MEETING MINUTES

Location: Zoom Meeting

Date: 4/27/2022

Time: 7:00 PM

Board Members Present:

- Huy Tran – President
- Damon Gooch – Vice President
- Ben Graham – Treasurer
- Michelle Carter – Secretary

Lily Lombardo from AMV is present

Damon motions to approve the January BOD minutes, Ben seconded – unanimously approved

Annual HOA meeting minutes split from BOD Quarterly

Ben motions to approve the April agenda after addition of the water fountain for the pool in new business, Damon seconded – unanimously approved

Agenda Items

1. Committee Reports

a. Managers Report

- i) Net at VB court to be replaced, extra to be stored in guard room at pool and Basketball nets to be evaluated
- ii) Pool keys will be rekeyed, and additional key will be in lockbox.
- iii) Creative irrigation activated sprinkler system
- iv) Volunteer requested for night inspection of area lights in pool area – Huy volunteers
- v) Yard sale advertising for 5/21 – will advertise on kiosk
 - (1) Loudoun Now newsletter can be an advertisement option.
 - (2) Facebook advertising within 1 week by Ben

b. Landscaping - No committee members

- i) Genesis merger – no POC change, contract is same for landscaping and snow removal

- c. ARB – ~15 applications
- d. Recreation/Social Committee - 2 members
 - i) Social event August 27, 2022
 - ii) Pool cover needs to be replaced – in reserve study due in 2022.
 - (1) Proposals (2 more) will be researched for replacements
- e. Swim Team – Board president is Ashley Miller, unable to attend meeting
 - i) Wednesday evening meets will be away, Saturday morning meets before official opening
 - ii) During pool hours: evening practices are 2 lanes 5-7:45 before school ends, 6-7:45 after school ends.
 - iii) Guard coverage may begin earlier – CPI seems to be able to meet needs
 - iv) Minis program requested – 20 child max (120 for all swim team members, minis are in addition to)
 - v) Registration for residents opens Saturday – non-residents within 10 days
 - vi) BOD requests more specifics around the fee structure and membership caps
 - (1) 50/50 split of resident/non-resident participation
 - vii) Motion by Michelle to approve minis and tentatively approve fee structure and membership cap pending more info - seconded by Damon. Unanimously approved.
 - viii) Approve CPI use pool for training - \$350 to GWF
- f. Website – Administrator needed

2. Old Business

- a. Pave Sealing update – sealing to be done during summer
- b. Pettycash – Ben and Huy to sign
- c. Pool Furniture – Furniture is being created – production has slowed, but will try to meet timeline. Old furniture to be set out for 48 hrs, then dumped. CPI to unpack new furniture.

3. New Business

- a. Pool passes available on opening day, pool house and deck to be cleaned
- b. Operating – \$36,311
- c. Investment - \$477,527
- d. Net Income - \$15,747
- e. Next Meeting – set to July 20, 2022, set to virtual meeting.
- f. Pool water fountain – current water fountain to be repaired. New water fountain is a good option, but will need to be done after the season. Proposals and photos will be included in next meeting.

4. Open Forum

- a. Brian McAfee – Volleyball nets request. Outside pool membership, Meadowbrook commercial development, annual meeting quorum

Ben motions to close open forum and move to Executive session, Damon seconds 8:24 PM

BOD returns from Executive session with 0 homeowners present.

Michelle motions to adjourn seconded by Huy, unanimously approved

Meeting adjourned at 8:49 PM.

Executive Breakout Session

Session commenced at 8:25 PM

- Hearing/Orange cones – corrected, \$50/occurrence fee chosen
- Reserve Study vs. Reserve acct – discussed in open session
- Delinquency will be sent to collections after past due letter
- Tree branches – Lily to reach out to Sav-a-tree for safety assessment
- Private pool membership - \$350 for family of 4.

Open ideas:

Meeting adjourned 8:48 PM.