

Greenway Farms Homeowners' Association

Board of Directors Meeting Minutes

April 20, 2016 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President

Melissa Cassidy, Secretary - Absent

Maureen Kirk, Treasurer

Vacant, Director

Management Company Representative Present: Lily Lombardo, CMCA

7:03 Called to order

Approval of Minutes

Maureen Motion, Mike Second: Board voted 3-0. January minutes approved as submitted.

Committee Reports

Log jam cleared in Tuscarora Creek was cleared by Thrive. Tree on Greenway in front of Pheasant will be replaced in the fall.

Covenants: Board will communicate with the ARB regarding the approval process. Manager completed spring inspections.

Recreation/Pool: Sticker notice was mailed. Committee will meet with CPI and mark shade structure location.

Website: Updates sent to web master as needed.

Manager: Refer to Notes/History.

Old Business

Town of Leesburg Town no longer paints fire lanes but will remove chipped paint upon request. Lombardo will handle. Town will clean storm drains within the fallout.

Board agreed to remove the old broken fence at the corner of Lawford and Meade. Lombardo will handle.

Pool House and Pool: Shade structure will be installed prior to opening day. Carpet installed today. Game tables and refrigerator was ordered, burner phone purchased/Reimburse Lombardo. Bathroom floors will be painted per the approved contract. Board agreed to remove guard room carpet and paint floors with latex paint, color to match bathrooms. Roof replacement should start soon or by May 15.

Power washing started. Pool house will be power washed after May 1.

Audit and tax preparation will be ready in July for review.

New Business

Board reviewed three dumpster enclosure proposals. Mike Motion to accept Dynasty proposal for a white vinyl fence, Maureen Second: Board voted 3-0 to accept proposal, \$2650.

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New Business Con't

Mike Motion to accept Mason & Mason revised updated 2016 Reserve Study, Maureen Second: Board voted 3-0, approved as submitted.

Board reviewed concrete repair proposals. Mike motion to accept Pro Pave contingent upon proposal to include additional 348 sq ft concrete sidewalk not to exceed \$8,845, or will use Dominion Paving, Maureen second: Board voted 3-0 to accept and Lombardo will negotiate final agreement.

Board discussed tennis bench and trash cans. Tabled

Board reviewed garland and wreath prices. Final decision will be made during the October meeting.

Mike Motion to accept Genesis proposal to enhance the guard rail for new plants to fill void area, Maureen Second: Board voted 2-1 (Matt Nay) to accept item #2 only, \$840.

Board agreed to have community party on July 3. Budget not to exceed \$1,000.

Board will e-vote regarding the cost for adult lap swim. Proposed two days each week from 5:30am-7am.

Lombardo will email Press Release flyer from the Town regarding keep Leesburg Beautiful.

Yard sale will be May 14, rain date May 15 from 8am

Open Forum

Two new owners attended to observe. No questions or comments.

8:40 Board entered Executive Session to hearings, delinquency report and collection report.

8:5 Exit Executive Session

Executive Session Summary:

Hearings:

Shutter granted an extension to May 1 or rule charges shall be assessed.

Trailer: Rule charges if not corrected.

ARC Appeal: Board approved cube windows contingent upon window in the rear portion of the house.

Past due account are in collections and will not receive pool passes.

Board appointed Diane Lillis to the Board as Director.

Meeting adjourned at 9:00pm