**Greenway Farms Homeowners Association**

**Minutes**

**4/9/2019 7:00 PM Leesburg Police Station | *Meeting called to order by* Matt Gebert, President**

# **In Attendance**

Board Members:

Matthew Gebert, President

Kim Berkey, Vice President

Huy Tran, Treasurer

Maureen Kirk, Secretary

Management Company Representative Present: Lily Lombardo, CMCA

# **Call to Order**

* Matt Gebert called the meeting to order at 7:01 p.m.

# **Representatives from Allman Property**

* Previously presented to the HOA in July 2018
* Town wanted the 2nd building to have a curve in it
* Chris, Travis, Corey
* Travis from Engineering firm
  + Several changes to the site layout
  + Changes with greenery, dumpster placement around CVS building
  + Building H - retail ground floor, office above. Put the building “with the kink in it” back in
  + Changed roof lines to drop them down and put in real dormers
  + We have copies of the presentation from last July
  + No tractor trailer deliveries to CVS
  + Operating hours for CVS - 8 a.m.-10 p.m.
  + No other interested occupants. Looking for small business, sandwich shops, etc; will sell property to Jay Donagan who has developed other retail spaces in Leesburg
  + Adding the offices on the second level - there is a current dearth of office space available in Leesburg
* Residents asked questions about CVS drive-thru placement, worries about no need for additional retail or pharmacy in Leesburg. Allman rep said the idea is that the CVS would prevent the need to go into town

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* What can go into those buildings? It’s zoned B-1: retail, office, eating establishments (not drive-thru). The retail area is 13,000 square feet.
* Can 7-11 go in there? Yes. It would have to fit within the historic district
* How many parking spaces? The ballpark is 4 spaces per 1000 sq. ft.
* If CVS pulls out, that building has to be a pharmacy
* Lighting - has to be historic. 16 feet high
* Does not look like a strip mall - brick, wood, metal roof
* Lots of concerns about preschool traffic weaving through parking lot
* Concerns about what kind of tenants we might get
* Public hearing next Thursday, 4/18, Town Hall

# **Approval of Feb Special Meeting Minutes**

* Kim motioned
* Maureen seconded
* Minutes approved

# **Approval of Feb Regular Minutes**

* Kim motioned
* Maureen seconded
* Minutes approved

# **Committee Reports**

* Request for sod behind Connery - do nothing at this point
* ARB Covenants - Matt introduced the updated covenants. Some questions remain about windows that are in the back of houses but are street facing. Questions from the group to clarify updated covenants.
* Pool - swim team schedule is provided. Pool will be clean and ready to go.
* Social Event - we will dial it back a little bit. We need somebody to lead the
* Website/Blog/Administration: Jennifer Terry volunteered to help.

# **Old Business**

* Pool repairs have been made and everything looks good.
  + Do we need to worry about the glass shenanigans?
  + We’ve installed new lighting
* Trees that were cut down - we may be able to get money for the logs; $13,000 estimate to remove logs. $20,000 is the upper end estimate. A sawmill may be interested in taking them and paying for the trees if we are able to get them out of the woodline.

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* + Lily will continue collecting information from the sawmill and the Save-a-Tree proposal and send it to the board so we can make a decision.
  + We are still pursuing the tree bank
* Solar panel application - we need to approve the ARB language

# **New Business**

* **Audit/Tax Prep**
  + **Kim motioned to accept; Huy seconded, motion passes. $1,600**
* Drainage
  + 122 Connery has a drainage problem. We will move the discussion of the proposals for drainage to Executive Session and vote in Open Session. **\*Via E-mail VOTE: F&F Landscapes $1550.**
  + 249 Connery we will examine in Executive Session and vote in Open Session.
* Common area trees
  + This is a list of all trees on the property; not ones that we need to act on immediately
* TH Parking Issues
  + If they have a garage, they should park there. This is a constant problem. We will do nothing at this point.
* Dumpster Enclosure
  + Nothing is being dumped because there’s no dumpster. Lily is working on getting a new gate. The dumpster will be delivered in May. \***Approved via email Hercules $2765, dumpster and wading gate.**
* Financials: We are in good shape right now. The website has $500 budgeted; $1200 for the social event. Financial report as of 2/28/19: Operating $70,071. Investments $299,507. Net Income $26,738
* Next Meeting - we will shoot for July 17th.

# **Open Forum**

* Suggestion to inspect the townhouses common area for water damage
* Question about Greenway Gators outside swim team members. We have to be ADA compliant in the pool if we allow outside members.
  + We have to ask the lawyer about whether we need to apply the same rules to outside Gators as we do for outside members. We have 38 outside team members currently.

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* + What are the requirements for lifeguards - can the Gators use their own operator and lifeguards?
    - The board unanimously decided that Continental pool manager and guards must be present at all Gator practices for liability purposes. It is not sufficient for them to supply guards not employed by Continental.
* Sale of the cricket field - possibly an elderly care facility.
* **Close Open Forum & Enter Executive Session** Kim moved, Huy seconded, approved to move into Executive Session to discuss issues, aging report, collection status report.

# **Exit Executive Session: Summary-**

* We likely cannot meet ADA requirements for outside memberships this year. We discussed the implications of this to the Greenway Gators. The association will not consider outside memberships this year because of ADA requirements. We will consult with our attorney regarding outside memberships for Gators.
* Regarding rear Connery drainage issue -
  + We will instruct Connery to remove the boards
  + Motion: Huy - use F&F for $1500; Kim second, motion fails 3-1.
* Connery
  + The landscaper indicated that her plantings caused the problem.
* Solar panels - Waiting for Brian’s revised language, then email vote.
  + Resident’s solar panel vendor offered to send us language. We will wait for language, then update our covenants and have the HOA lawyer review the verbiage before voting in the change.
* We need to vote on the application revisions and the new covenants.
  + Application now includes verbiage to “get the signatures of the two neighbors most affected by the modifications”. Vote 4-0 to approve application revisions.
* Ray will review the changes and we will send out.
* Collection and aging report is up to date. Past due accounts will be sent to legal for collection

Adjournment 9:15pm

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