

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

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

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President – Absent

Erika Riordan, Secretary

Huy Tran, Treasurer

Cathy Duerbeck, Director (newly appointed)

Management Company Representative Present: Lily Lombardo, CMCA

Raymond Ceresa, Association attorney

7:00 Called to order

Guest Speakers: Allman Property timeline: DBI / Greenway & King H1 B1. Mr. Hanson speaker, 2017 design 24,300sf, 35'high bldgs, mixed use, CVS, set back 130', sidewalk and vinyl fence, proposing island on Greenway, 16'pole lights. Multiple speakers.

Approval of Minutes

April meeting minutes approved as submitted.

Committee Reports

Landscape: Proposal for tree bank and dry pond evergreens submitted to the Town. Wind damage tree replacement will be handles during the October meeting.

Covenants: All applications are up to date.

Recreation: Board will schedule a meeting with CPI to inspect white coat, coping and band tiles. Ping pong table is broken. Lombardo will email options to the board.

Volunteer: Cathy Duerbeck was appointed to the board. Term 2016-2019.

Social: No report. Social pool party is scheduled for July 21.

Website: Lombardo will send updates to web master.

Old Business

Pool deck was sealed per contract. Complete

Huy Motion to accept Southern Electric proposal to install 2 poles with LED sensor light at the pool rear fence \$4500 and rescind previously approved April (not sent) Kolb proposal, Erika Second: Board voted 4-0 to approve proposal as submitted.

Shade at wading pool was discussed. Lombardo will email commercial grade options to the board.

Take down 47 dead ash trees along path behind Lawford. Board reviewed the 5th proposal exceeding \$60,000 for take down. SavATree will handle this project per the April pre-approved proposal. Residents will be notified in advance.

Board carefully reviewed the 2017 draft audit with correction to page 4 and federal and state tax returns owing zero. Huy Motion to approve audit and tax returns as submitted by Accounting Associates CPA, Erika Second: Board voted 3-1, Duerbeck abstain. Matt signed audit representation letter and tax returns. Approved audit will be part of the resale packet.

**Greenway Farms HOA
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New Business Con't

**Huy Motion to accept DFM Engineering drainage issue proposal at and around 122 Connery, \$1200,
Erika Second: Board voted 4-0 to approve proposal as submitted**

Board reviewed grounds maintenance proposals for years 2019-2022. Genesis Landscapes submitted a renewal proposal, \$56,588. Environmental Enhancements proposal, \$69,860.25. Perfect and Oasis, no bid. Board request proposal from Blake to be reviewed during the October meeting.

Board reviewed financials as of 5/31/18 and reserve study contribution. Operating balance is \$11,919. Investments balance is \$354,009. Total equity, \$2,999. Recommend reserve contribution for 2019 is \$103,679.

Board reviewed draft 2019 budget with 4% increase. Final version will be approved during the October meeting.

Next meeting October 9 or 10.

Open Forum

16 members attended: Discussion included drainage and erosion issues.

Huy motion to exit open session and enter Executive Session to discuss hearings and delinquency report. Cathy Second. Enter Executive Session at 8:10pm

Executive Session Summary

Board voted 4-0 that unit owner may keep white pipe with conditions. Raymond Ceresa will draft letter for owner's signature.

Board voted 4-0 that owner has 30 days to remove child's gate and replace with approved gate style and materials.

Board voted 4-0 to deny complaint. Complaint does not violate the Association's governing document.

No action needed for missing shutter. Corrected

Collection report is current.

Meeting Adjourned at 9:37pm