

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

July 15, 2020 via GoToMeeting

Roll Call-Board Members:

Kim Berkey, President

Maureen Kirk, Vice President / Secretary

Huy Tran, Treasurer

Damon Gooch, Director

Management Company Representative Present: Lily Lombardo, CMCA

Start/Enter 7:00 Executive Session to discuss hearings, collection reports

Appeal Hearing: Stone façade approved

Default Hearing: Granted extension to August 30. If not corrected, rule charges start hearing date.

Reviewed the collection and delinquency reports. Past due notice will be mailed and due August 30.

ARB issues discussed. Manager will temporarily handle applications.

Board nomination discussed. Ben Graham will be invited to attend the next meeting.

8:04 Exit Executive Session / Enter Open Meeting / Summary provided

8:05 No April Meeting/Covid-19 - July Meeting Called to Order

Approval of Minutes

Maureen motion to approve January minutes, Huy Second: 4-0 approved as submitted.

Manager Report/Notes History:

Nets ordered and installed, Connery dead pines removed, dead ash trees cut down, seasonal dumpster delivered at pool, path trees pruned, guard rail trees pruned, 10 bridge boards replaced, ARB issues and hours.

Committee Reports (* No members)

**Landscape:* Volunteers needed. June 17 onsite meeting with SavAtree and TOL to discuss notice. Waiting to hear back from TOL & FEMA.

**ARB / Covenants:* Volunteers needed by appointment only. Discussion and email exchange with ARB regarding recent approvals, request records and member information. All ARB members resigned.

Recreation/Pool: CPI contract is service only due to Covid-19.

Social: None-Covid-19

**Development:* Volunteers needed. August 11 dial in presentation meeting was published on HOA website.

Old Business

E-Vote 4-0 / Swim Team Policy adopted and mailed with April statement.

E-Vote 4-0- Engaged Accounting Associates to handle 2019 tax prep and audit. No draft at this time.

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Old Business Con't

Pool ADA chair installed per approved CPI contract. Chair can be stored until needed.

February 7 tornado tree damaged handled by SavAtree.

New Business

Board reviewed Sports Systems proposal to repair and seal tennis court, \$14,800 and basketball court, \$4,200. Lombardo will submit additional proposals during the next meeting. *Sports System installed timbers, overlay and color coat.

Board reviewed Dominion Paving proposal to repair asphalt path, \$10,745. Lombardo will submit additional proposals during the next meeting.

Via email: Covid-19, pool closure. CPI contract signed for service only, \$18,500. Complete

Board reviewed financial reports: Operating \$32,948. Investments \$413,310. Net Income \$30,158.

Call for volunteers. None

Next meeting is scheduled for October 14 at the police station if open or virtual. More information will be posted on the website.

8:42 Open Forum

21 residents attended. 4 residents addressed the board. Discussion included tree spur removal, board members elected and open seat, pool closed due to Covid-19 and Phase III restrictions, ARB resignations, and Master Gardener and Tree Steward.

9:05 Closed Open Meeting

Meeting Adjourned at 9:06