

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

January 18, 2023 Zoom

Roll Call-Board Members:

Huy Tran, President

Damon Gooch, Vice President

Michell Carter, Secretary, Absent

Ben Graham, Treasurer

Management Company Representative Present: Lily Lombardo, CMCA

Zoom Start/After Annual Meeting 8:30pm

Approval of Minutes

Damon Motion, Ben Second Board approved October meeting minutes and January Agenda.

Manager Report/Notes History:

Graffiti on bridge removed / No blood bank drive / CPI remove chairs in guard room.

Committee Reports (* No members) // Call for volunteers

*Landscape: Dead or declining trees removed based on safety concerns.

ARB / Various applications were approved as submitted. One application denied.

*Recreation/Pool: None

Social: Submitted dates approved: Winter gathering event pending, April 23 Spring Fling / May 27 Pool Kickoff / August 26 Tie Dye / October 21 Halloween Parade. Fire pit is denied.

Old Business

New pool covers installed. Resolved.

New Business

Board carefully reviewed 2021 Audit submitted by Goldklang. Damon Motion to approve as submitted, Ben Second: Board voted unanimous to accept audit. Representation letter signed.

Damon Motion to approve Goldklang engagement letter \$2500 to audit 2022 records, Ben Second: Board voted unanimously to approve. Letter signed.

Accounting Associates will handle taxes.

Reviewed Reston Painting and Contracting proposal for water filling station, electric, plumbing, and interior and exterior repairs, \$9100. Additional proposals needed. Lombardo and Ben will submit a proposal for review during the April meeting.

**Greenway Farms
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New Business
Con't**

Pool house updates approved: Approved Colors: Garden Grove and Mariner. One piece foosball table. Wall decor wall art with zero budget.

Damon Motion to approve painting budget not to exceed \$8250, Ben Second: Board voted unanimously. Additional proposals will be reviewed by manager.

Financial report ending December 2022. Operating \$41,954 and Reserve \$434,203.

Next meeting April 12, 2023 7pm

Open Forum

Discussion included pool management, rules and enforcement.

8:40 Closed Open Meeting / Enter Executive Session to discuss appeal hearing, collection report and organization meeting.

10:35 Exit Executive Session

Summary

Appeal Hearing: Legal opinion required for siding colors. Notice will be sent per legal recommendations.
Collection report is up to date

Organizational Meeting

Tran, President

Gooch, Vice President

Carter, Secretary

Crow, Director

Tran

Meeting Adjourned at 10:35pm