



Monthly Board Meetings

Date: April 10, 2019

Location: Jefferson Madison Regional Library - Northside Branch - 705 West Rio Road

Members Present: Chris Meadows, Steve Ward, Mary Hackett, Sue McCormick, Deb Kelsey, and Pat Abell

Members Absent: Megan Maloney

Chris opened the meeting at 6:32 p.m. (1832Military) He welcomed residents of 1526LFD and introduced them to the board. They requested permission to present what they have and are experiencing with drainage and with the mosquito problems in Common Area H behind their residence. They brought several photos to help the board understand the problem. An extended discussion followed with all board members participating. While no specific solution was suggested, Chris assured them that the board is aware of the problems throughout **all** the common areas and are seeking ways to correct/manage them. They asked that they be kept informed.

Megan Maloney, Financial Secretary was unable to attend the meeting but had emailed the board and reported that the 4th Quarter (April-June 2019) invoices had been processed and emailed to all members which have balances. She also reported that she is ready to go to court if needed.

Sue McCormick, Treasurer Reported that the balances for checking \$18,312.42 and savings \$29,953.38. Not a lot of activity. She needs to know what is needed for the Annual Meeting scheduled for 6 June 2019. She wrote to the state small business development center and found that they reported that there are **no standards** for records retention because they serve many various kinds of small businesses. She reported that she thinks the state maintains a "**five year plus one**" record retention period. Chris asked how many members are past due and Sue didn't have a specific number. Mary mentioned that she had made notes from an email from the Financial Secretary and there were at least seven "chronic" past due residences - 257LVD, 302LFL, 300LFL, 266LVD, 1479MD, 1506LFD and 1475MD. Chris indicated that we have judgments against several and there may be ways to turn over to a collection agency.

Steve Ward, Commons Area He has three bids for the removal of the fallen tree in Area N

- 1) Grubb for \$7,000
- 2) Big O for \$3,885
- 3) The Grind for \$1,650

Following a discussion it was decided to award the contract to The Grind. If necessary the money will come out of the savings account. Steve also reported that there is still a small stump where the tree was removed in Area C behind 1456MD; it has been reduced to a small stump and should not pose a problem. He would like to increase the number of visits for landscape visits in the next fiscal year. Chris mentioned that a 5% increase will only bring in an additional \$6,100. There was some discussion regarding a "special assessment". (Example: a one time special assessment of \$100 would bring in \$13,300 if every contributed!) Chris would like to have a reserve account with enough to cover one third of the annual expenses. We should make the membership know that we need to have a capital improvement project - the last one was when the fence along Rio Road was installed. Prior to that there was one when we were mandated to replace the brick sidewalks (approximately forty years ago). Chris asked what would the maximum the board would be comfortable spending now for dealing with the common area problems. After a discussion a figure of \$5,000 to 10,000 was the opinion of those present. Steve hopes that fence repair will be done for less than \$500.

Deborah Kelsey, Architecture The attorney will be sending out letters to members who have not responded to the maintenance standards letters. Deb reported that 1479MD is under foreclosure by the

county for non-payment of taxes. Options available are to file suit, petition on the judge to have the work done and then collect the costs of the work.

Pat Abell, Secretary reported that he received the 4th Quarter invoices for the members who do not have email addresses. Megan had included several invoices that are in the email group but are past due. She felt that they should also receive a printed notice via the U.S. mail. He reported that he felt that that was a good idea and he mailed invoices to all that had a balance greater than one quarter. He said that he only had to hand deliver five of the sixteen invoices he received.

Vice Presidents Report Nothing to Report

Presidents Report He has updated the Maintenance Standards and will email those to the board for comments. He will put in the upcoming newsletter a prep for another survey and vote. He will have the form up online under GoogleDocs for review. He will also provide his changes for the DCCR. Pat asked if a "proxy" could be added to the newsletter so that we would have proxies for anyone who can not or does not attend.

Chris scheduled the next the meetings dates as **6 May** and has reserved a room. He will reserve the big room for the Annual Meeting for **4 June**.

Meeting adjourned at 7:50 p.m. (1950 military)

Next Meeting: Monday, May 6, 2019 at 705 W. Rio Road - James Madison Regional Library - Northside Branch 6:30 p.m. (1830 Military)