



Monthly Board Meetings

Date: May 6, 2019

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

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

Chris opened the meeting at 6:33 p.m. (1833 Military)

Sue McCormick, Treasurer Reported Checking account balance of \$19,222.88 and Savings account balance of \$29,953.38. The current invoice for Algieri Lawn Services is not included. She also provided a years summary since 7/1/2018 through 5/6/2019. There was a discussion of what would be provided at the annual meeting on June 4, 2019. She reminded us that she will not be at the annual meeting.

Steve Ward, Commons Area Steve reported that the Grind is scheduled to chip up the fallen tree on May 8th in Commons Area L. They will leave a large pile of mulch. He is waiting for a second bid for repair of the fence and it may end up being in FY 2019-2020 budget. Algieri billed for two visits in April. He has a call regarding lack of mowing in Common Area F and he explained that it was too damp and muddy to get equipment in for mowing. Steve has previously reported these items to the board via email. There was some discussion regarding the possibility of adding an extra visit per quarter. Chris reported that there is a large fallen tree in Area C (where the FSPHA sign is located.)

Deborah Kelsey, Architecture Deb reported that there was no additional activity in this area. A brief discussion regarding the various items that have previously been addressed. There has been no additional information on 1479MD which had been reported as being under foreclosure.

Pat Abell, Secretary reported that it has been a quiet month. He has heard that 1455 MD (for sale by owner) was to be finalized today but he had no way to verify. He will let the board know a.s.a.p. via email when he learns more. He will email everyone and mail a notice about the Annual Meeting being scheduled for 4 June 2019.

Vice Presidents Report Has been in communication with Time Disposal regarding household trash not being bagged. Presently, Time Disposal will continue to accept things as they currently do but do ask that we have members bag their trash even if it is in a trashcan or barrel.

Megan Maloney, Financial Secretary Megan said that she will volunteer to do the Financial Secretary tasks for the next FY but does not want to be a board member. (Similar to what Mary did for FY2017-2018) She reported that 88 members have paid in full, 16 are past due, 16 are more than two months past due there some payments in the box. The total outstanding is \$18,825.00 Discussion regarding which members have been cited and which need to have court action - some of those are 257LVD, 266LVD, 300LVL, 302LVL, 1476MD, 1482MD, 1496LFD and 1506LFD. Chris wants to make sure past due letters have been sent giving fifteen days to respond prior to court proceedings. Chris has documentation to detail steps that have to be taken to resolve past due issues. Chris will be sending Mary documentation on how to handle the legal items as she will be taking on more of these items.

Presidents Report Chris reported that he had emailed the board a copy of the letter he received from an attorney regarding the contention that there is water flooding 1481MD that is coming from the Commons Area H. They maintain that the FSPHA is required to maintain the Commons Areas and must do work to correct the problem. Chris will connect with our attorney and see what steps should be taken. The area of the drainage problems will be brought up at the Annual Meeting. Regarding the budget, Chris provided a brief outline with a slight increase of 3.9 percent. Megan objected that we do not need an increase because

we are carrying almost \$20,000 in checking and \$30,000 in savings. An energetic discussion followed! Chris said that he will look once again at the budget and keep the board informed.

Chris scheduled the next the meeting date as **4 June 2019** and has reserved the big room for the Annual Meeting.

Meeting adjourned at 7:38 p.m. (1938 military)

Next Meeting: Tuesday 4 June 2019 at 705 W. Rio Road - James Madison Regional Library - Northside Branch 6:30 p.m. (1830 Military) *This is the FSPHA Annual Meeting*