



Monthly Board Meetings

Date: April 7, 2020

Location: Conducted via email due to COVID-19 *shelter in place* restrictions

Members Present: Mary Hackett, Susan McCormick, Steve Ward, Deb Kelsey and Pat Abell

Members Absent:

Call to Order: 3:00 p.m. Started email monitoring

Finance Secretary: Steve has been working with Megan, who is leaving the Financial Secretary duties, and emailed an Excel spreadsheet to the board showing six residences seriously past due (\$948 or more), fourteen past due two quarters or less, forty-three paying monthly and current and seventy have paid in full the FY20-21 fees.

Treasurer: Checking: \$20,15832 Savings: \$29,959.38 There are two invoices pending which will bring the Checking Balance \$17,833.32 There is one deposit of \$919.32 pending.

Secretary: It has been a quiet month. One call wondering where the collection box was located. 290 TND has new owners. Closing was on 3/16/20 but not yet reflected at the Albemarle County web page. Pat went to welcome them and obtained the following information: **Lawrence and Lucille Randolph, 434-923-3903**. They do not have access to email at this time.

Pat advised the board that he will be unable to serve a fourth year because the Abell household will be leaving later this fall. He will help in any way to make the transition smoothly.

Common Area:

- 01) Update on 1497 LFD fence/boundary issue: 1497 LFD has moved his out building and his fence to the correct property line. I called The Grind and asked they put us on their schedule. They will have to approach the trees (one to cut down, one to trim branches) from the MM boundary common area off Rio. I'll inform homeowners beforehand and meet The Grind to guide them to the location.
- 02) Contacted 4 different landscaping companies in March as possible replacement for Algieri, but only 2 responded: Snows and Morris Lawncare. Also asked Algieri how he feels about continuing next year, but have not yet heard from him.
 - a. Snows expensive: \$40,000; but listed individual items and prices so we could go back to them with a reduced, more affordable list.
 - b. Morris only \$10,000, but that's seriously under-bid and underestimates the work. We could go with them and pay extra for specific projects.
 - c. Current budget for Common Areas is \$23,200: \$16,800 for Algieri + \$1400 for 2 extra visits + \$5,000 for a maintenance fund that always goes to trees.
 - d. Current \$7,000 budget for trees is inadequate. We've gone over EVERY year & robbed the common area budget to make up for it.
- 03) Algieri Landscaping completed a final round of leaf removal from all common areas and cul-de-sacs in March, and also completed the new fence along LFL. For his first visit in April I'd like him to plant the azaleas & remove the forsythia in Area D (LFL opposite Megan's) and then start mowing and thinning bamboo copse in Area L (between LFL and Tennis) to deter vagrants.
- 04) Updated problem tree list below. None are urgent, but it would be advisable to take them out.
 - a. Medium sized dead pine in area N along Four Seasons Drive.
 - b. Oak tree struck by lightning behind 1499 LFD (Thomas Tingley)
- 05) Spending chart below has been updated to reflect Algieri's bill for March & the fence replacement. We have enough in the regular landscaping budget to pay him through June. The \$2,450 bill for the upcoming Grind tree removal & trimming at 1495 LFD will need some \$450 from general checking fund.

Mary suggested that Steve write 1497 LFD and thank them for responding quickly to the Board's requirements in item 01. She also has some concerns about Morris being able to handle the job in item 02 she has had good experiences with Morris in the past

Architecture: No Report

President: On March 9 letters were sent to 302 LFL, 266 LVD, 1496 LFD, owners of 257 LVD, 1506 LFD, 1514 LFD, and 1531 LFD and emailed 1517 LFD. A letter should have gone out to 1505 LFD. Of the letters sent, 257 LVD, 1496 LFD, 266 LVD, and 302 LFL have paid nothing, 1531 LFD is paid to date, 1514 LFD should not have been on the list and is paid up, 1506 LFD disputed the figures which turned out to be erroneous and 1506 LFD is current, and the 1517 LFD should not have been on the list as it is paid up. I believe Steve and Pat will be sending 1505 LFD the current invoice. There has been an error in the spelling of the name; so we'll see if using the correct name gets results. If they don't reply then we'll have 5 homes to go to

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court, 302 LFL, 266 LVD, 1496 LFD, 257 LVD and 1505 LFD. Mary suggested that we turn the 1475 MD case over to our attorney to pursue since there has not been a reply to his letter regarding a payment plan.

Mary will again ask for volunteers this time explaining in great detail how far behind we are on staffing the board. Mary thanked Steve for taking over the fiscal duties and keeping them straight.

Old Business: None (Refer to President's Report above)

New Business: Mary proposed postponing the Annual Meeting until mid-September and asked Pat to contact the library to and change the date? Since Labor Day is the 7th we will try for the 16th. This will be addressed in the newsletter which will go out this month explaining why we are moving to September. After all the Governor's orders are to *shelter in place, etc* through June 10th!

Pat recommended that we increase the annual fee from \$948.00 to \$995.40 which is the maximum five percent the board can do without a membership vote. This would be \$995.40 per year, \$248.85 per quarter and \$82.95 per month. The new rate will be announced in the April Newsletter as: \$996 per year; \$249 per quarter and \$83 per month.

Adjourn: 8:00 p.m.

Next Meeting: To be determined based on COVID-19 restrictions.