



Monthly Board Meeting

Date: July 14, 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: 6:33 p.m.

Finance Secretary: Steve Reported the invoices went out on July 1st. He sent a detailed report twenty three have paid the full year and forty-two have made partial payments. About half pay on time and the rest trickle in especially in July which is the first month of the new fiscal year. A general discussion followed regarding when we should take cases to court for nonpayment and for application of late fees and if there ever was a vote taken on the subject.

The consensus was that for a very long time the board was operating on a consensus basis and not very many specific votes were taken and that the board should take specific votes on items. Mary made the motion: "**Should we have votes on any questions that come up?**". The motion was seconded by Pat and carried unanimously.

Pat reported that he had contact with the new owners of 274 LVD and 1479 MD regarding payment of the FY2020-2021 dues. 274 LVD stated that his payment would be in the box at 1515 LFD on Wednesday and 1479 MD should arrive in town by July 17th. Regarding the issue of when to take someone to court; FSPHA presently takes someone to court when someone comes three quarters or more late. Following a further discussion - Steve made the motion: "**FSPHA will take to court anyone who is two quarters or more late**". Mary seconded and the motion carried unanimously.

Mary will also place an announcement in the upcoming Newsletters that "**We are going to make a change. The invoices you have received state that you will be taken to court after three quarters. Beginning in the next Fiscal Year - July 2021, members who are two quarters past due will be taken to court.**"

Mary wanted Steve to put out a report showing which members in the order showing which members show who owe the most. Steve will produce the report in that order.

A discussion regarding if 1475 MD should be referred to the attorney regarding the past dues. Mary made a motion: "**The 1475MD account be turned over to the FSPHA attorney for resolution**". The motion was seconded by Deborah and was carried unanimously.

Treasurer: Sue had emailed report prior to meeting showing that the checking balance including pending transactions is \$34,339.02 and the savings balance is: \$29,960.86 Sue had to pay Comcast for July so there were two payments in the report. A five % increase from Comcast was anticipated and there is supposed to be a thirty day notification and we have not receive one. Sue reported that our insurance has gone up a little.

Secretary: Pat reported that it has been a fairly quiet month. Several properties have been sold:

1. 316 LFL has closed and the new owner is Mr. Fritz Franke. Pat has met with him and he has agreed to participate in using email for association communications. The sale has closed but has not been updated online with Albemarle County.
2. 1479 MD closed on June 18, 2020 and late Friday, July 11, 2020 the information was posted online by Albemarle County. The new owners are moving from Colorado and hope to be in Charlottesville by Friday, July 17th. Pat has been touch with them via email and they have also agreed to participate in using email for FSPHA communications. Their names are: Olsen, Bradley Nathan and Sara Annie.
3. 1517 LFD is under contract and expected to close sometime in July. The current owners will pay monthly until the new owners take over. The email address and telephone numbers are correct until the closings.
4. 274 LVD is under extensive rehab! (I know they have been in touch with Deb Kelsey on several occasions.)

Pat reported that he made a few changes to the "Pay Dues" section of the FSPHA web pages and sent the details to the board members and asked that the fspha.com be discussed at this meeting.

Common Area: Steve emailed a summary to the board prior to the meeting including the Common Area Spending for FY2019-2020.

1. **Algieri** - came on 7/10 and mowed most of the common areas. Not all parts needed mowing as grass growth has slowed. He also spread the pile of chipped trees that The Grind had piled at the entrance to area L along the path of that area to cover mud and tire ruts. He will trim bushes in the Lake Forest Drive cul-de-sac and along the area M Path to ACAC next visit.
2. **Common Area Spending Chart** - things to note:

a. Algieri's landscaping budget: Over budget by \$350 due to rental of wood chipper for cut bamboo in area L
b. Extra Landscaping: Only \$700 of the \$2800 budget spent on landscaping. Remainder went to replace the fence along Lake Forest Lane and for tree work.

c. Tree Maintenance: FT2019-2020 was way over budget. Kept overage mostly within the overall budget for Common Areas by raiding the Extra Landscaping and Special Projects budgets. Total spending on tree work was \$13,535 -- \$7,000 was budgeted. Overall we were over budget \$985 for Common Areas.

3. **Updated problem tree list.** Not urgent, but should consider once we're into next year's budget.

a. Medium sized dead pine in area N along Four Seasons Drive. Also cut all low limbs in that area that inhibit access.

b. Medium sized dead tree at corner of 1524 LFD

c. Girdle 2 large trees in area K bordering townhouses. Large healthy trees but covered in thick vines that should be cut before they do damage. Also girdle tree in area behind 1453 Monterey reported by Pat.

Deb asked what are the parameters or procedures for taking care of problems. Steve will put them on the Problem Tree List. Pat asked if Algieri was on for FY2020-2021 and Steve reported that he had a lot of difficulty in getting responses to his request for bids and Algieri was available for the next fiscal year.

Architecture: Deb reported that 1524 LFD has replaced some window glass but has not done anything about painting or the car in the driveway which may not be current and the house is not occupied. Discussion followed and it was decided to send another letter to correct the problems or FSPHA will have the painting and repairs done and will they will be billed for the same.

She will meet with 1452 MD at 2 p.m. on Friday, July 17th to discuss the architectural items. Deb wants someone to be a witness and Mary agreed to meet with them.

Deb has not been doing anything on other addresses due to the COVID-19 pandemic and thinks it is time to resume.

Mary noted that several members have put fences that meet the standards but had not given any previous notices. Mary wanted to write them letters regarding the procedures. Discussion followed regarding streets, sidewalks and lighting in the neighborhood.

President: Nothing to report except what will be covered under Old/New Business.

Old Business: New Board Members: Mary reported that 271 LVD has agreed to come on the board and 1465 MD may be interested. Pat reported that he talked with 1455 MD and 316 LFL. General discussion followed regarding when should the new members be added to the board.

New Business: Comcast cable is up for renewal next year. Mary will put it in the newsletter with the idea that we would like to change the rules to allow FSPHA to not have to provide cable for all. Discussion followed.

FSPHA web page: Pat has changed the "Pay Dues" part of the FSPHA web page. He sent the board a "before and after" report of what he changed. A discussion followed saying that there is a lot of old out-dated information which need to be updated. The subject could go into the newsletter to see if some one would like to take on the maintenance of the FSPHA web page. Pat will go through and make what changes he thinks are appropriate to bring the information up to date. He will also send a "before and after" of what changes were made.

1531 LFD needs to get a letter regarding maintenance and lawn care etc. A discussion followed.

Adjourn: 8:01 p.m.

Next Meeting: August 4, 2020 - 6:30 p.m. via ZOOM Meeting