

Date: February 15, 2022

Location: 1514 LFD

Members Present: Mary Hackett, Deb Kelsey, Stacy Seapy, Susan McCormick, Jan Sprinkle

Members Absent: None

Guests Present: Daoming Li, Steve Ward, Austin Stajduhar

Call to Order: 6:06 p.m.

Finance Secretary:

(Shared via email)

- Responses to the second quarter invoices have been processed and of the 15 homeowners who had not yet paid any dues, seven still have not paid. Addresses were listed in the recent newsletter. Accounts to watch for possible court action in the 3rd quarter:

Homeowners in Arrears	Total Invoice Amt	Dues Paid This Year	Dues Unpaid
1475 Monterey Drive > Send just the invoice & no letter since a lawyer is involved? UPDATE: NO response or payment.	\$4,862.00	\$249.00	\$4,613.00
1496 Lake Forest Drive > No response to 2nd quarter letter asking to pay up back dues. Haven't contacted her advocate via email yet. Do we want to go through an advocate or deal directly? UPDATE: NO response or payment.	\$2,365.00	\$498.00	\$1,867.00
1453 Monterey Drive > No response to 2nd qtr invoice mailed to her house. UPDATE: Made 3rd qtr payment of \$235.	\$1,291.00	\$235.00	\$821.00
261 Lakeview Drive > Emailed him last week UPDATE: He sent an email saying the estate settled and we'll be paid, but so far NOTHING.	\$1,992.00	\$0.00	\$1,992.00

290 Tennis Drive > No response to 2nd qtr invoice. No payment this year UPDATE: NO response or payment.	\$1,743.00	\$0.00	\$1,743.00
1480 Monterey Drive > No response to 2nd qtr invoice. No payment this year UPDATE: NO response or payment.	\$996.00	\$0.00	\$996.00
1531 Lake Forest Drive > Emailed her last week UPDATE: Paid through 3rd Qtr when house sold. New owner will owe 4th Qtr dues of \$249.	\$996.00	\$0.00	\$249.00

Common Area Report:

- Algieri worked last Friday the 11th and will work the next two Fridays in February since he only worked once in January due to the weather. Focus is on cleaning up storm damage – removing fallen tree limbs, debris, and cutting and chipping up bamboo in areas L (between Lake Forest Lane & Tennis) and C (behind the Four Seasons sign).

Common Areas Budget and Expenses

Common Area Budget Item 2021-2022	Landscaping	Tree Maintenance	Special Projects
Initial Allocation	\$16,800	\$10,000	\$7,500
What's left in budget	\$5,400	\$1,390	\$3,798
Amount Spent So Far	\$11,200	\$8,610	\$3,702
Detail Items			
July 2021: The Grind cuts limbs overhanging backyards and removes hazardous trees 306 LFL, 1536, 1540 LFD		\$3,600	
July 2021: Algieri July invoice	\$1,400		
August 2021: Algieri July invoice	\$1,400		
September 2021: Algieri July invoice	\$1,400		
September The Grind girdles ivy from large trees along Area M path to ACAC		\$780	
October Urban Habitat Plan for HOA common areas			\$1,148
October Urban Habitat Installation Area G			\$2,555

October Algieri Bill	1400		
November The Grind takes out large oak tree area G, dying pine area C, Alanthus area F		\$4,230	
November Algieri Bill	\$1,400		
December Algieri Bill	\$1,400		
January Algieri Bill	\$1,400		

Treasurer:

- Susie emailed the report before the meeting.
- \$26,690.68 in Checking, \$32,715.97 in Savings
- An adjustment to a WAVE deposit, correcting the method of payment. Steve can explain the details, if needed, but for a particular household, a check was received to replace a payment originally processed via WAVE.
- A check was written to Susie for a roll of stamps (always likes to point out when a payment is made to herself).
- We received a 1099-K from PayPal. They are required to file one if third party payments processed through them reach a certain threshold. It will not impact our tax filing status, although it is based on a calendar year. Susie will include it in our regular tax filing in October with an explanation.
 - The real issue with it, however, is that it is addressed to Megan Maloney at our PO box. Her name was previously associated with the Paypal Account. Do we need to update that information, or are we finished with PayPal as a Third Party transaction processor?
 - Steve shared that we can only change the name if Megan was present, but now we can likely just ask her to shut it down after exporting files.

Secretary:

- Added newsletters to website
- Will work to archive old posts
- Legal Hanging Folders available - Susie will check with contact at UVA who might have someone who could use them.

Architecture:

- Weather has prevented any reviewing or contacting homeowners about maintenance issues.

President's Report

1. Nominating Committee and eligibility of Candidates for Directors
 1. Mary shared information from both the bylaws and covenants, which confirms that if you are listed on the GIS/county registry, then you can be a member of the association/board.

Old Business

1. Joe Nowlin - with Comcast
 1. Heard back about adding internet to our cable and it would be around \$70 for 100mpbs and cable, which would be a 47% increase in the comcast portion of our dues.
 2. Austin asked if 100 mbps would be too slow, but Steve shared that you can increase your speed on top of the base plan.
 3. Steve asked about possibly subsidizing the increase with our excess/reserves, but Susie expressed that she was concerned that that could cause our budget to bloat/not be sustainable since it's a recurring expense - would rather do a multi-year budget or something. Could phase it in by increasing dues by 5% each year. Do we need a simple majority vote to raise dues - could it be done with a simple majority vote at the annual meeting? Mary thought we would need 2/3rds majority of those present at the meeting to raise the dues.
2. Recycling 9 for and 3 against adding recycling
 1. There was a concern that everyone isn't aware of the downsides of single stream recycling
 2. Susie suggested we might want to include a follow-up in the next newsletter.
 3. We should ask neighborhood disposal if individual homeowners could sign up to recycle.
 4. Need more information

New Business:

1. Discussed options for Daoming Li and Austin Stajduhar to participate on the board. It was discussed that Daoming might be interested in taking over the finance secretary role from Steve.
2. Daoming Lir's role on the board - we would like to give him a "temporary role" until the annual meeting.
 1. Mary moves that we appoint Daoming Li as a temporary board member at large until the annual meeting.
 2. Deb second. All approved, no opposed.

Adjourn: 7:39 p.m.

Next Meeting: Tuesday, March 15, 2022 – 6:00pm - Location: TBD