

# Annual Meeting 2014

6/19/2014

## 6:30 Call to order at the Senior Center

Martha Wood introduced Frank Pohl from the county office of Community Development to explain the county project for the stream in the common area between Lake Forest Lane and Tennis Dr. There will be short outages of cable and phone during the project which is funded through Water resources and is to cut down on silt and runoff into the pond. Logs will be laid across the stream, also stones and weirs to slow the water flow. A gravel path will be installed also and conduits for cable and phone. There will be some removal of poplar trees and they will straighten the hook of the stream a little.

Question: How will they get in and out w/o damaging the culvert at the top of the area?

Pohl: Put stone over it and leave gravel to lower the bank

Schedule: Contractor has a window in July. If not done then, it will have to wait until September.

Question (Harvey): What about the pond next to the ACAC swimming pool?

Pohl: The weather has slowed them down. It's deeper than the 8 feet they expected so they needed to get new equipment to dredge it. Should be done in the next month or two and restocked with fish.

Martha, Question: Timing?

Pohl: The utilities will be moved therefore there will be some interruption. They are working with Comcast and Century link. They (the county) want a temporary construction and maintenance easement. It will still be our property to maintain but Albemarle County will maintain the channel and the banks.

Bob Storck, Question: How will the Tennis Dr. side which is very wild be handled.

Pohl: leave it alone as much as possible.

Rob Alley, Question: What about root systems on the bank trees?

Pohl: They (contractors) believe this will not be a problem. If it is and a tree may die they'll remove it. Or would Alley prefer that questionable trees come down before they die?

Alley: yes.

Martha: We have asked that backup beeper equipment not be used until 8:00 a.m.

Pohl: They plan to start near Four Seasons Dr. & stabilize each section as they move. The contractor says it will take 3-4 weeks.

Question: Parking of equipment?

Pohl: Parking will be across the road (Four Seasons Dr.) on the grassy strip. Equipment

will be stored in the common area.

Margaret Sugarman, Question: A tree fell from the common area.

Martha: The meeting was moved because we need time enough for notification of the vote

Mary moved to appoint Mary Burns to count for quorum. Seconded.

Rob Alley: who to call with questions about this?

Martha: for the county project, Pohl. For other trees call HOA. Ayes carried the approval for the project. There were no nays.

There is a quorum: 19 property owners represented and 5 proxies. Bob Storck moved and Fay seconded to approve the agenda; motion carried. Bruce Glassco moved and Martha Williams seconded Motion to approve 2013 minutes Carried.

#### **ARCHITECTURE COMMITTEE**

Her report was caught in her computer so Jan Clatterbuck gave a verbal rundown.

There have been new roofs, new windows, a new unapproved fence on Lake Forest Drive.

Painting jobs (referring to 1464 Monterey Dr. which was repainted). We still have some houses that need attention.

#### **COMMON AREA**

There was a discussion of the drain hole in the park at the corner of Lake Forest Lane and Monterey. The tree there is also in bad shape. Glassco: Question re:

tree behind Padaroff house. Sleeman: is it dead? John Sleeman will investigate.

John expects we will have to do some tree cutting this year.

Martha: We are trying to keep up with the trees.

Sharon White: if taking out trees can we plant smaller ones? It was noted people can hire NonStop to do private yards. Reminder of the bi-monthly pickup by them of yard waste on the 1st of the month of even months.

#### **TREASURERS REPORT**

Mary read out her report (see attached). There was a discussion of Comcast cost and our contract. Also a discussion of how to control costs.

#### **FINANCIAL SECRETARY**

Allison Gleeman: See attached report. John Sleeman noted that the payment structure has been changed to monthly and the annual discount was dropped. The hope is that this will help the cash flow. Allison noted that the latest coupons were not issued soon enough because the newsletter was late.

## **BUDGET**

Martha explained the budget including a discussion of the vigilance of the security people.

## **PRESIDENT'S REPORT**

Most of it will be in the next newsletter. Martha noticed the new sign and thanked Susan Marcell who arranged it. She praised the current board.

**NOMINATIONS.** There is a vacancy because one member resigned. The floor is open. Mary nominated Jim Hassmer for a second term and Jan seconded. Elected. Brendan Rourke of 1503 Lake Forest Dr. volunteered. Mary seconded his motion. It passed.

## **COMMENTS AND SUGGESTION**

Bob Storck's Common Area Concerns. Could we have more of a Common Area. Playgrounds? Community Bulletin Board? He noted we're not going to get far with \$2000 if we want to create a common area walkway. We will have to pay more. He thinks the budget should be higher. Sharon White noted that people could make donations to the budget.

Martha: The beautification effort takes manpower and money. Could we get garden club volunteers?

John Sleeman raised the question of why people are not paying their dues.

Harvey Sugarman noted that NonStop Landscaping has driven trucks in common areas and left muddy ruts. John Sleeman: when trees come down they will be shipped and left on paths to cover the mud.

Rob Alley: How about getting Boy Scout Eagle Scouts to do free projects?

Fay Biggs: Could we contact clean water groups about the water behind her? Are we working with the county group?

Bruce Glassco: his stepson is working with a county group trying to introduce solar panels. The stepson gave a presentation about bulk purchase if several homes join to get a discount (plus tax). Owners can get a free assessment if they sign up.

Rob Alley: Can county spray?

Martha noted that more young families are moving in.

Meeting adjourned at 8:10.