



# Monthly Board Meetings

**Date:** May 9, 2018

**Location:** 1503 LFD Drive Chris Meadows (host)

**Members Present:** Chris Meadows, Gene German, Steve Ward, , Megan Maloney, Mary Hackett (Treasurer non-member), Deb Kelsey, Richard White and Pat Abell

**Members Not Present:** Troy Miller

Chris opened the meeting at 6:32 p.m. (1832) He introduced the committee assigned to research possibilities existed for providing TV cable service to the members. The current contract with Comcast expires in July 2018. The committee members: Page Beverly (1504 LFD), Sue McCormick (1448 MD) and Mary Hackett (1476 MD).

**Mary Hackett** reported on **Dish Network** (MACC Satellite, Orange, VA), \$100 one time charge for each household if a pole has to be installed, no bulk contract, estimate is \$85 providing 2 TVs no DVR (190 channels) \$5 per additional TV, \$10 to add DVR. (**There was some side discussion regarding the possibility of a lowered rate if signing a 2 year contract.**) Mary reported that the cheapest would be \$34.99 one TV, no local channels & 50 channels. She was unable to obtain any group rate. Page stated that he found it very difficult to determine a specific price because when he talked with different users - there was no consist price for 1 year, 2 year, etc.

**Sue McCormick** reported on **DIRECTV** and had similar results. Direct has several different packages. Sue presented what she researched on the "SELECT" package which is the closest to the current Comcast Basic. \$40 per month 1 year contract. \$35 per month first year with 2 year contract but increases to \$78 per month at month 13. (The discounts appear to require "auto-pay". The number of channels are comparable to what is currently provided but there are some differences. Sue could not find any group rate. There is a \$35 activation fee that is waived if the service is ordered online with DIRECTV. HBO, SHOWTIME & STARZ are included for the first three months. (Sue mentioned that she and Jim have bundled their internet service with the Comcast service provided to FSPHA MEMBERS and saves on the internet cost. She said she could not find any specifics for DIRECTV. However their online implies that bundling is available.) A question was asked what was the per house cost for the current COMCAST service and the answer was \$33.20 per household access. (**Secretary's Note: \$33.20 x 133 = \$4,415.60**) (There was a side discussion regarding what various board members were paying but not a lot of specifics.)

**Page Beverly** reported on **Comcast** and shared copies of the proposal with each board member. Each member would be provided with a HD DCT box (master) and up to two HD DTA (for additional TVs) for a total of three TVs per household (additional TVs could be added but there would be a cost per added TV). The master box is the one where special services and features are controlled (Pay Per View, On Demand, etc.) Page explained each of the service rates: **Limited Basic, Expanded Basic, HD Tech Fee, Broadcast TV Fee, Regional Sports Fee** and compared them to the usual Retail Rates.

The comparison shows that the Retail Rates add up to **\$91.40** and the Bulk Rates add up to **\$31.48** or a 66% savings for FSPHA MEMBERS. The Comcast quote is for a five year contract. Page stated that Comcast wanted an eight year term, similar to the current contract but Page got them to offer a five year term.

**He concluded that considering everything that if the members decide to continue providing cable service to the residences the committee recommendation would be to go with Comcast.** (A general discussion followed Page's presentation.)

(Note: there would be additional state and federal taxes and fees with ANY provider.)

Following the TV Committee report and discussion the meeting continued.

**Mary Hackett, Treasurer** reported the Checking Balance is \$25,194.24 and the Savings Balance is \$19,948.77

**Megan Maloney, Financial Secretary** reports that there are ten members who are three quarters or more behind and has sent letters to all that were three quarters behind last time. Two members have paid but she had to return one of the checks because it was damaged by the USPS. Some discussion regarding what the distribution of amounts past due. She mentioned that she has already received some payments for next year even though the fee has not been decided. 1475 has again not kept up with the agreement and has only paid two payments. Chris said that we should go for a "non judicial foreclosure". She recommends that we start with court proceedings on all of them. Pat mentioned that he has been in communications with 1480 MD and she said the payment "was in the mail". (Some side discussion occurred.) Chris explained the process that we use when going to court.

**Steve Ward, Commons Area** Steve reported that there are five trees on the list for a total of \$1955. 1524 LFD branches over roof, 1495 LFD, tree in Area L of commons area, 288 TN willow tree. 1530 LFD has contacted him for permission to access the commons area with a loader to remove debris. Mary mentioned that we are over budget and Steve acknowledged that we are but we must do what things that have to be done. Algieri Landscaping has not been able to mow due to other work that has been done in the commons area. Dandy Lions have taken over along Four Seasons Drive. Rivanna Water and Sewer is marking along Four Seasons Drive, Steve is not sure what they are marking for or what effect, if any, it will have on FSPHA. (There was general discussion regarding what the county would do to repair any damages to members property.) Some discussion on the fencing repair that has been done.

**Richard White, Architecture** Has had one request regarding window replacement. 316 LFL stated that she will be painting her house. Mary asked about the status of 1458 MD window situation. General discussion followed. Chris wants to follow up with member demonstrating that the changes were board approved or we will petition the court to make them removed. Member is also behind in making payments regarding past due annual due.

**Pat Abell** reported that he sent out individual emails to get verification of the information we are using: alternate addresses, phone number, email address. Also printed and delivered twenty-two verifications for the fourteen without email and the eight that he has been unable to contact. Several have responded and the email list is now up to 112! There have been two sales and closings; 293 TN is now owned by Neil & Ariel Bruner, closed on April 27 and hope to move in by June 1st. 1505 LFD is now owned by PMB Property Investors, LLC located in Palmyra just outside the Turkey Sag gate at Lake Monticello. They plan on making improvements and reselling the property. They have been added to the "non-resident" list. Prior to the meeting, Pat showed Chris a sample proxy he had made and offered to print them if that is desired.

**Presidents Report** Chris plans on requesting proxies in May for these three main items:

- 1) Covenants, Declaration Changes and Updates
- 2) Decision Point for Cable
- 3) Decision Point for Security

Newsletter did not go out. He has been in discussion with John Deizio, our attorney and with Bob Storck, former president regarding that there is no provision in the by-laws & covenants to allow the **reduction** of the annual membership fee (the board can raise the fee up to 5 per cent each year without requiring a membership vote). Mary commented on using Bob because when he was on the board he maintained that he was not a real estate lawyer. Chris responded that he was talking with him because he was the previous president. We need to get a budget approved prior to the meeting.

A general discussion followed regarding having a special meeting prior to the annual meeting. Chris would like to have a 'post card' proxy and mail them to all 133 members. Chris also mentioned that we may be able to send out a proxy as part of the up coming newsletter. Megan is opposed to raising rates automatically every year or whenever we want to raise rate. Several options were presented as to how to reach out to the membership.

We will send out the newsletter and it will say that you can expect to see some folks walking around and soliciting your comments and vote on the following:

1. Declarations & Covenants changes
2. Cable TV do you want it.

Motion to drop security made by Richard White, Second by Steve Ward. Motion was carried by a unanimous vote.

Also included will be notification that the board will need replacements for Treasurer, Richard White and others who are completing their terms.

Chris reported he had a call from a member who is selling their house and wanted to know if there was a limit to the number of foster children allowed! He said that the laws of Virginia would apply as there were no restrictions in the Covenants and By-Laws. He needs an income statement and reserve account statement. He owes the board Desio's comments, electronic proxy. Megan has a check for \$50 to set up an HOA account, Mary thinks it may be for the Town Houses. Megan reported that when she does the invoices for FY2018-2019 (next year) if there are any with balance due for FY2017-2018 (current year) it will be included on the invoice. This was the first year of providing invoices to the members.

Chris also reported that he will still be here for another year. GOOD NEWS!

The 2018 FSPHA Annual meeting will be held at the Jefferson-Madison Library Northside Branch meeting room.- 705 West Rio Road on Wednesday, 6 June 2018 at 6 PM (1800 hours).

Meeting adjourned at 7:52 p.m. (1952)

**Next meeting at 6:30 p.m. Tuesday, 5 May 2018 at 1451 Monterey Drive (Abell's)**