



Monthly Board Meetings

Date: January 8, 2019

Location: Jefferson Madison Regional Library - Northside Branch - 705 West Rio Road

Members Present: Chris Meadows, Steve Ward, Mary Hackett, Deb Kelsey and Pat Abell

Members Not Present: Megan Maloney

Also Present: Susan McCormick (1448 MD)

Chris opened the meeting at 6:34 p.m. (1834Military) explained the flow of the meeting for the benefit of those present.

Meghan Maloney, Financial Secretary no report

Mary Hackett, Treasurer reported that the checking balance is \$28,247.93 and the savings balance is \$29,951.90

Steve Ward, Commons Area The tree was taken down behind 1511 LFD by Big O for \$2,700 which was \$1,150 less than Nigel Woods bid. Big O submitted a proposal cut down the split pine tree behind 1507 LFD for \$3,200. He also reported on three landscape drainage proposals for areas "G" and "H" (lower MD and LFD) and areas "E" and "F" (upper MD and LFD). Dos Amigos came in at \$12,000 and change, Messers Landscaping at \$6,000 and change and Armstrong Landscaping is at \$32,000 plus! Steve showed pictures of the troubled areas and discussed what each proposal addressed. The Armstrong proposal was for extensive earthwork to redirect the flow of water. We are over budget on tree maintenance further work will have to come out of the special projects budget. A discussion followed regarding the various proposals.

A motion was made, seconded and approved to have Big O take out the split tree behind 1507 LFD.

Deborah Kelsey, Architecture

74LVD - no response to letter but has heard that the resident is now in a nursing home and the house may be in the banks hands. The For Sale by Owner is down on the ground.

1524LFD - no response to letters regarding maintenance issues.

1479MD - owner in PA and is supposedly going to come in "a few weeks".

1477MD - no response to letters regarding maintenance issues

1478MD - family help is supposed to come and assist.

1475MD - several issues

1484MD - tarp is still in place. They have been approved to make modification to remove the tarp. Some complaints from neighbors regarding dog refuse in the back yard. May have to get Albemarle County involved.

255LVD - no response to letters regarding maintenance issues, property is under control with management company.

1489MD - no response to regarding maintenance issues

Demand letters will be sent again tying the language to the maintenance standards.

Pat Abell, Secretary reported that he got a notice from PayPal regarding the FSPHA dues due for the third quarter and also got from Megan the invoices for the members who do not have email. There were three invoices with email addresses which Megan then emailed. The email reminder was sent to all one hundred fifteen addresses that if they have a balance they should have received an invoice from PayPal. There were six responses to the reminder email. Apparently there is still some confusion regarding how to

read the invoice and it is not clear that the email address "*fourseasonshoa22901@gmail.com*" is the email address for the financial secretary. The Financial Secretary was advised of responses.

Regarding the complaint regarding the "abandoned vehicle" on Monterey Drive that was reported to Chris: the secretary called Albemarle County and left a voice mail message. When there was no response from the county, the secretary emailed and has not had any response. Will try and contact the county again this week.

Presidents Report Motion made and seconded to bring Susan McCormick on the board to assume the duties of Treasurer and Mary Hackett the role of Vice President. Motion carried . Want to make another attempt to change the DCC&R (Declarations of Covenants, Conditions and Restrictions) in various areas. There have been some requests for features such as recycling, etc. Chris hopes to be able to get information out to the membership in April and May present at the annual meeting. He would like to update the Maintenance Standards which need to be approved by the board. Chris will send the board a draft for the next newsletter (a newsletter was not sent out in January).

Chris would like to investigate gathering all the hard copy files and converting them to electronic media which would be stored somewhere secured that the board members could access.

Meeting adjourned at 7:43 p.m. (1943 military)

Next Meeting: February 5, 2019 at 705 W. Rio Road - James Madison Regional Library - Northside Branch 6:30 p.m. (1830 Military)