



Monthly Board Meetings

Date: October 8, 2019

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

Members Present: Mary Hackett, Susan McCormick, Steve Ward, Deb Kelsey and Pat Abell

Call to Order: 6:25 pm

Finance Secretary: Fourteen people appear past due. Mary will ask Megan to provide a detailed list of who are in arrears and the amounts due. A discussion followed regarding the issue of past dues and when and what corrective action will be taken.

Treasurer: Checking balance is \$30,359.78 and Savings balance is \$29,956.38. There are some pending deposits and the taxes are due on the 15th of October and Sue discussed what is involved. The Comcast bill is also due on the 15th. Things are better and the board feels this is due to the increased efforts to get members to get and stay current.

Secretary: Had several invoices which have not been addressed: 274LVD, 280TND and 285TND. A discussion followed regarding those invoices. Pat will send 274LVD to the alternate address in Waynesboro and deal with 280TND and 285TND.

He reported that he has received calls with concerns from neighbors of 1468MD which is presently vacant (Non-Resident Owner) and while the front yard has been mowed the back yard appears to have been ignored.

He has come up with a way to produce the Disclosure Packet when it is requested.

He will be making and distributing new Email Contacts and Non-Resident Home Owners lists.

Common Area: Steve reported that Messers completed the drainage improves in the Common Areas E/F. The broken boards in the Rio Road fence has been repaired. Removed vines from eight trees in Common Area L behind LFL. The large leaning tree in Common Area F between MD and LFD was cut down and removed. The August 12th storm took down eight trees in various areas and damaged the swing set in Area C. The tree was cut up and the wood and swing set removed. Three trees in Area H were cut up and left in place due to the difficulty and expense to remove them. There was some discussion regarding cables, either telephone or Comcast, laying exposed above ground. Pat will attempt to contact Comcast to get them to address the issue.

Architecture: DEB reported not much has changed in the last month and she will prepare letters to those with Architectural concerns advising that the work will be done and the home owners billed. A discussion followed regarding several addresses and what steps can be taken.

President: Emailed M&M Mortgage Services regarding 274LVD but hasn't had a response.

Regarding 1544LFD tree damage to the roof from falling tree - the FSPHA association is not responsible.

A discussion followed about Mary's meeting with the attorney on steps that must be done regarding delinquent fees.

Old Business: Discussion Mary had with various agencies concerning the reported rodent infestation on MD.

Mary reported that she and Pat have looked at the FSPHA Home Page and the instructions sent by Chris and have made some updates.

New Business: Mary sent a draft of the October 2019 Newsletter to all the board and it will be emailed to all on the Email Contacts list and mailed or hand delivered to the other members A.S.A.P. probably by tomorrow.

Adjourn: 7:35 pm

Next Meeting: 6:30 pm, November 12, 2019 at James Madison Regional Library Northside Branch