

Date: October 12, 2021

Location: Northside Library

Members Present: Mary Hackett, Steve Ward, Deb Kelsey and Stacy Seapy, Susan McCormick

Members Absent: Jan Sprinkle

Guests Present: None

Call to Order: 6:08 p.m.

Finance Secretary:

(Shared via email)

- All second quarter invoices have been emailed or mailed, including 15 letters to homeowners who have paid regularly in the past, but have not paid any dues so far this year. A quick check in Wave shows that one person has repented so far – 14 to go.

Common Area:

Common Areas Report

- Waiting for The Grind estimate for three (unfortunately) large trees:
 - Area C behind Susie's house – pine tree dying from beetle infestation
 - Area F behind 1457 Monterey – Tree of Heaven
 - Area H behind 1528 LFD – oak tree with hollowed out base
- Steve was hoping to do more invasive T of H removal, but the pine & oak trees are tall and pose a danger to property if they fall. Will keep working off the list Ellen Powell and Steve came up with last month and add T of H trees to future tree work.
- Steve met with Urban Habitat project manager Rachel Floyd today to review plan for Area G, low lying area between 1475/77 Monterey (Wells & Briggs) and 1524/26 LFD (Thorsen & Morse). Project installation days are Thursday October 21 and 28. They will be out again sometime in November to seed native sedges and rushes.

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	\$11,200	\$5,620	\$6,353
Amount Spent So Far	\$5,600	\$4,380	\$1,148
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

Treasurer:

- Susie emailed the report before the meeting.
- \$38,562.09 in Checking, \$32,714.86 in Savings
- Filed federal & VA taxes, brought form and shared with the board

Secretary:

- Shared some old files that can be thrown out/shredded

Architecture:

- 1479 MD: waiting to see if they do the alleyway between their house and 1481 MD
- 1464 MD: sent an email that said they would get to it once it's not 1000 degrees - Deb will send him a formal letter that gives him 30 days.
- 1469 MD: responded to the email that said the issues will be addressed, Deb asked for a plan with the proposed time frames a month ago and still hasn't done anything. Going to send a 30 days letter.
- 1454 MD: Did the roof
- Susie wondered what happened to the 280 Tennis drive house that had water pouring out of the foundation - maybe we should find out if it's a natural spring causing so much issue.
 - Going to wait and see if we hear more

Old Business

1. Court action for 1475 MD and 257 LVD. Total amount owed by 1475 MD. Steps to take.
 1. They did not dispute, so judgment was upheld.
 2. Went into the court office today to record abstract judgment, 2017 action now recorded as well, so the total owed is above 9k.
 3. Have paid \$250, will ask Bowling if there's any other ways we can go about collecting the dues
 4. Got an account with DONATION (previously used financial software) to look at the history for those addresses

New Business:

1. Apartment building behind LFD.
 1. Email broadcast about the Meeting

2. Proposal for a 7 unit, 3-4 story apartment meeting
3. Steve will send an email draft
2. Homes turned into boarding houses; solutions allowed by Va. Law. Steps to take.
 1. Mary emailed Francis McCall at the Zoning board
 - i. Family is an individual of 2 or more people related by blood
 - ii. A group of not more than 6 unrelated persons per the county laws, so would receive no help from the county
 - iii. By our bylaws says no more than 3 unrelated individuals
 2. Susie wondered what we would get from enforcing this if the county allows it, Steve wonders about why to care. Deb said that if we don't address, then people might start buying these houses and turn them into boarding houses and our neighborhood would cease to be a single family home neighborhood
 3. Susie says we need to ask Bowling what it entails and whether it would have major financial consequences to try to fight, since we don't have the county's rules to back it up.
 4. NEXT Step: Mary will mail or email the owner that we have been told they may be violating our covenants with over 3 non-related individuals living there, which should have been provided to you when you bought the house.
 5. Need to add to the newsletter that you can't have more than 3 unrelated individuals living in their house

Adjourn: 7:30 p.m.

Next Meeting: Monday, November 15, 2021 – 6:00pm - Location: Library