

January 25, 2021 Meeting with Members

Meeting Began 7:05 PM

Attendees:

Barry Nussbaum, Joe and Nicole Vide, Mark Nyguen, Jenn Abrams, Joseph Athey, Jeffrey Lee

Agenda:

1. Vote by the Members on using Email instead of U.S. Post Office for Association Communication

-We do not have a majority today to do this vote. We will do this vote at the annual meeting in the spring/summer.

2. Snow Plow Agreement & Street Lights Status

-We have an agreement with a company to do all snow plowing for the 2021 year.

-Have not checked the lights yet. Update: Ticket has been requested for all street lamps on Antiopi Street as well as the streetlamp on Aston Street.

-Received a tree trimming quote to do the pipestem/common area to remove the brush and take the trees above 16 feet.

-Art asked about the sidewalks buckling due to the tree roots. Update: Ticket has been submitted with VDOT to look at the sidewalks.

-We have a targeted plan to complete the gravel project on the left side of the pipestem in February. We want to do this after the trees have been trimmed.

3. Reserve Study 2020

-The Reserve Study is a requirement by law to complete this every 5 years. Our association completed the Reserve Study in September by the previous board. There have been updates based on receiving tree trimming quotes. The Reserve Study discusses that the trees on our street have a lifespan of

another 5-10 years. This timeline may be shortened if we have horrible storms or wind damage. The Reserve Study is a plan to replace all trees by 2042 with the plan to replace 4 trees every three years, beginning in 2023. To complete this project, we need to raise the dues to cover the upcoming costs of this large project. We currently are estimating that each tree will cost \$2500+, totaling \$10,000 every three years.

4. Raising Annual Dues

-The Annual Dues will be increased to \$375 beginning 2021 December.

Questions from attendees:

-Joe Vide asked, when it comes time for voting on raising the annual dues, what if more people don't come to the meeting? Answer: The board actually does not need to hold a vote to raise dues per our covenants. The board completed a study and determined our association requires additional funding.

-Joe Vide asked if our increase in dues is going toward anything other than the trees? Answer: Yes, 45% of our Annual Dues moving forward will go toward the Reserve Study, specifically the trees. The rest of the funding will go back into our savings account.

-Jeffrey Nguyen asked which trees will we start replacing first? Answer: We will speak with the tree company we work with and request they look at each tree to determine which ones are in the worst shape, and also if any neighbor has insight we will also take into account their recommendation.

-Jeffrey Nguyen asked if the Annual Dues are hard set on \$375 or if we can discuss lowering them. Answer: The HOA has spent a lot of money over the past year on several different areas, mainly legal fees to update our covenants, however to prepare for this large of a project that will span over the next 20+ years we have to continue to replenish our account to prepare for the tree project and to consider additional issues that may arise in the future with new neighbors it is important our association has a savings account to handle these projects/issues.

-Joe Athey asked when the tree trimming will begin. Answer: Tree trimming will begin in 2023/2024. As mentioned, it will cost roughly \$10K per 4 trees. Every 3 years we will do another 4 trees.

-Joe Athey asked when the next annual meeting will be. Answer: We are considering late spring or sometime in the warmer months when we can be outdoors.

Reminder to All Members:

-Jennifer said now that the covenants, violation procedures, complaint procedure, and architectural control responsibilities have been sent out to all members and they have had 30+ days to review, the board will start housekeeping on the street to begin conversations with homeowners who have violations and/or are not following the covenants

-Asked to change the meeting time to 7:30 for the next meeting.

Meeting Adjourned 7:30 PM