

## **Board Director's Meeting September 12, 2002**

The September 2002 meeting was called to order at 7:05 PM in the offices of Koger Management. In attendance were:

Jim McHugh, President  
George Burgee, Treasurer  
Rich Juchnewicz  
Heather Villavicencio

Renata McHugh, Pool Chair  
Howell Thomas, Koger Management

Arriving late:  
Don McBride  
Elise Converse, Secretary

Not in attendance: Kristen Cigler

There were no minutes to read and approve at this meeting. The issue was tabled until the October 2002 meeting.

### **Treasurer's Report**

George reported that the Association just got two new \$25,000 CDs. One CD had a rate of 2% and the other was at 5.5%. George questioned why we didn't get both at 5.5%. Howell was going to look into this for the BOD.

George also requested a change of address on the statements for the investments. Currently, the statements are going to Elise Converse. George wants the statements to go to Howell at Koger Management.

George also questioned 406 calls from the pool phone. This amount of calls cost an extra \$35 for the month. Jim requested that Renata speak to Atlantic Pool about the amount of phone calls. George also wanted to question the charge from Atlantic Pool for the extra guards for the 4<sup>th</sup> party. George thought that Atlantic should credit our account because of the early pool closing on a Wednesday night.

Jim had a few financial questions for Howell. Jim was concerned that the total reserve allocation was off by one month due to former manager not crediting December 2001. Howell will check into it with accounting department.

Jim wanted to know if we are charging for returned checks. Howell answered yes, the returned-check fee is charged back to the individual.

Brief discussion followed concerning the financial statements—the 2001 audit and the possibility of a 2007-replacement study.

## **Pool Committee Report**

Renata discussed that the pole lights at the pool still have not been properly repaired. Kolb Electric should not charge the Association. Howell was going to look into it.

Brief discussion followed about a pool-cover container. The issue was tabled until next pool season.

Renata proposed that we raise the age of unsupervised children allowed at the pool. Currently the age is 8. Renata felt this was too young to be unsupervised at the pool. The most behavior problems that occurred this summer concerning kids at the pool were this age group. Renata proposed the age limit be raised to 10-12 years of age. Jim made the motion to raise the age of unsupervised children allowed at the pool to 12, Rich seconded it. George, Heather, Jim, Rich all voted aye. Don voted nay. Motion passed.

Discussion followed about guest passes. Should those individuals not swimming or using the facilities have to punch a guest pass? Jim motioned to reaffirm the rule that a guest pass must be punched for every guest. Rich seconded it, The vote was unanimous.

There was a brief discussion about cutting-off pool pass availability to encourage residents to come and get pool passes early.

Cash that was collected was reimbursed to go into pool supplies/revenue. The amount was \$200 less than summer 2001. What we collected in late fees was approximately 1/3 of last year's total.

## **Environmental Committee**

If anyone has any trees to be cut/trimmed, please send list to Kevin Berry. Jim motioned to set aside \$500 to buy new trees. Rich seconded it. The vote was unanimous.

Brief discussion about obtaining a new proposal from Hix and Sons to enhance drainage system installed near upper Carriagepark Road. Howell will contact Hix and Sons and obtain a new proposal to be presented at the next BOD meeting.

## **Architectural Control Committee**

Rich led a discussion about fines for ACC violations. There is another scheduled walk-through on September 30 to check all homes.

## **Communications Committee**

Heather reported that the newsletter was completed and scheduled to be included in the October assessment envelope. She was also going to contact resident who volunteered to compile neighborhood directory.

## **Streets and Sidewalks**

BOD looked at proposal from NVM and discussed it. Jim motioned to spend \$4600 for sidewalk repairs—trip hazards and cracks. The money will come out of reserves. George seconded it. The vote was unanimous.

The BOD also looked at a proposal from Fairfax Excavation. Jim also motioned to replace 4 existing speed bumps (make them wider and higher) and add 1 new speed bump at the corner of Malone Court and Gainsborough Drive. Rich seconded the motion. The vote was unanimous.

## **Parking Committee**

Jim reported that he still receives the pictures of each tow in the neighborhood via email. Nothing unusual to report.

## **Web Site Committee**

Jim reported that the web site had been updated.

## **Unfinished Business**

Don reported that the entrance sign at Roberts Road and Gainsborough Drive was scheduled to be finished on September 13, 2002. A discussion followed regarding deduction in the final cost of the sign due to design changes.

Brief discussion about flyers and other papers left behind by solicitors. These unwanted papers created more of a trash problem for the community. Jim motioned to have attorney draft a letter to send out to companies to stop all solicitations in our community. The letter would be a form letter sent to companies that leave flyers in the community. Rich seconded it. The vote was unanimous.

## **New Business**

Nomination form is all ready to go for annual BOD meeting. All that is missing is the names of the individual candidates.

## **Announcements**

Jim read aloud Paul Downey's resignation from the BOD. Jim also announced that Joanne Biagi had resigned from the Board

Jim motioned to adjourn the meeting at 9:39 PM. George seconded it. The vote was unanimous.