

Board Meeting Minutes – March 9, 2010

1. Executive Session

Called to session at 7:00 PM. Present: Elizabeth Boyle, Andy Foret, Dan Gasink, Jim Balsley, and Mike Hyman.

- A. Outstanding violations
- B. Treasurer's Report
- C. Management Company/Sweep
- D. VDOT/Easement
- E. Assessment Status
- F. Online Storage
- G. 3724 Capt Wynne

2. General Session

Meeting called to session approximately 7:35 PM. Present: Board members, two homeowners.

A. Approve Annual Meeting Minutes

- Motion was made and passed to approve the November 2009 and January 2010 meetings.

B. Treasurer's Report

- Treasurer reported \$6,502.51 (not including any assessments paid) in the checking account and \$9,329.71 in the money market account. Treasurer reported approximately 41 homeowners have submitted the 2010 annual assessment payment. Treasurer reported that we are exceeding the legal fees budgeted for 2010 due to LeClair Ryan fees associated with the drainage system project, but we have saved money on management company fees.

C. BMP Construction Update

- The project is complete. The County inspected all the work to confirm it met the requirements and scope. Payment has been issued to Longhill Excavating. The landscaping scope will need to be adjusted to include the ongoing maintenance required for the BMP – mowing the walk-way, dam and gate entrances.

D. New Business – comments limited to two mins per homeowner

- Three homeowners were present. Resident asked about the sinkhole/drainage update. Board reported that VDOT indicated at the meeting in January that the entire system has been photographed and videotaped. There are several issues that will need to be resolved, including weeping, pipe repair and removal/disconnect of residents' downspouts. VDOT reported the pipe repair will be minimally invasive and will include slip-lining the pipes. VDOT will contact homeowners with the illegal downspouts to correct the situation, which may include the homeowner removing the system and/or disconnecting. VDOT showed evidence at the meeting that these illegal downspouts are contributing to the problems. VDOT is developing the plan for repair, but is limited by their budgetary process that starts July 1.

LeClair Ryan is still leading discussions with the County regarding the drainage system outside of the VDOT easement. The County indicated that they video-taped the neighborhood and the findings indicate that there is system-wide failure and it is no longer a repair situation, but rather a complete replacement is needed.

Meeting was adjourned at approximately 8:10 PM.