**Annual Membership Meeting**

**Ashcroft Neighborhood Association**

**January 19, 2021**

**6:30 pm via Zoom**

**Agenda**

**Registration of Attendees and Proxies**

Ryan Miller registered all attendees and the proxies received.

**Call to Order**

The meeting was called to order by President Ida Lee Wootten at 6:32 pm. Ted Miller, Mindy Branch, Rick Beyer, Kris Bean, and Steve Brock were present. Ryan Miller was also present.

**Declaration of Quorum**

A quorum of residents was reached.

**Introductions**

Ida Lee introduced the current members of the Board of Directors.

**Approval of Minutes**

The minutes of the 2020 Annual Meeting were approved.

**President’s Annual Report**

***Traffic Safety.*** Board President Ida Lee Wootten thanked all those who worked on the Ashcroft Traffic Task Force: Jon Elliott, Lotta Lofgren, and Patrick Hanberry, as well as Rick Beyer. The Task Force met with law enforcement officers, a VDOT engineer, and county planners regarding a traffic safety plan. One of the major decisions was to plan a pedestrian path along lower Lego Drive up to the clubhouse. The Task Force researched other neighborhood paths and VDOT resources, and Rick and his team will create an initial design. Money from the 2021 budget has been identified.

***Pool Opening***. The board decided to try to open the pool in the summer, while adhering to the state COVID-19 guidelines. The effort, which included reaching out to other HOAs and healthcare professionals residing in Ashcroft, was spearheaded by outgoing board member Mindy Branch. Steve Brock also reached out to legal counsel to gain advice. Spencer Payne, a former Board President, worked with Mindy to create an online pool reservation system on the Ashcroft Neighborhood website.

A new *Pool Committee*, headed by Denise Bachman and working with residents Mary Ann Mancini, Maggie Moore, Halsey Blake-Scott, and Ashley Dougherty, also worked to open the pool and helped identify furniture needs for the pool area. The board approved the purchase of new pool area furniture, including umbrellas and stands.

***Goals Statement.*** The board adopted a Goals Statement that reads: The Ashcroft Neighborhood Association is committed to preserving and enhancing the neighborhood facilities and amenities while promoting the safety and health of its residents and meeting its fiduciary responsibilities and obligations.

***New Fitness Room.*** The Board enthusiastically approved a much needed complete renovation of the Fitness Room, including painting, new flooring, and new commercial-grade equipment. COVID-19 issues necessitated the installation of an air purifier and UV scrubber, dehumidifier, and sanitizing stations.

***Enhanced Security.*** The opening of the new fitness center, with its anticipated availability 24-hours a day, and several incidents in and around the clubhouse prompted the board to approve measures to improve the security of the clubhouse and area around it. Those efforts include enhanced video surveillance, increased lighting, and launch of a key-fob system.

Ida Lee highlighted the special contributions of several Ashcroft residents: Mindy Branch for all her work on opening the pool and on the Fitness Room renovation; Ted Miller for his work on financing the fitness equipment and the security measures, Rick and his crew for all their work on the Fitness Room; Steve Brock for crafting the waiver documents and consulting with legal counsel; Ryan Miller for finding vendors and overseeing installation of the new fitness equipment as well as distributing and programming the new key-fobs; and former Board President Spencer Payne for setting up reservation systems, and helping numerous residents access the website.

She also thanked DJ Bickers, Tom Wolansky, and Gay Goodwin, who have volunteered to be clubhouse managers to check on the condition of the clubhouse and report any issues to the Board.

A recently established Technology Committee, chaired by Ted Miller, is investigating how technology can be used to enhance neighborhood safety, communication, and security. Other committee members include Spencer Payne, Bob Baumgartner, and Halsey Blake-Scott.

The Architectural Review Committee, chaired by Bill Snow has an opening on this important neighborhood group.

The neighborhood addressed many new and exciting projects this year. Ida Lee thanked everyone who helped in these efforts.

**Developer’s Report (Rick Beyer)**

Rick reported that the local housing market continues to improve in part due to low interest rates. He spoke about a tract of 60 lots in the area behind the clubhouse that he hopes to develop beginning this year. The engineering group he hired intends to begin planning and breaking ground this year (roads and lot divisions) in this area. Two new houses on lower Lego Dr were built to test the market for homes planned for this site. Their quick sales showed that there was considerable interest in homes of that size and price.

**Financial Report (Ryan Miller, Real Property Inc)**

Property Manager Ryan Miller explained that the expenses for the coming years include roads and pool repair and renovations. In addition, state law requires that a Capital Reserve Study must be done in 2021. This study determines the life expectancy of every capital item in the neighborhood, estimating when they need repair and how much they will cost. The reserve study cannot, however, predict outside events that would affect costs, such as changes in the price of oil. The study will indicate how much money the neighborhood needs to have in reserve for these costs.

Ryan explained the income and expenses reflected in the budget. He described the expenses of 2021 in and around the clubhouse came in over-budget, but noted that there was enough money in reserve for these expenses.

Ryan explained the budget for 2021, which looks similar to that of 2020. The Board decided to increase association dues by $8.25 per quarter up, raising the dues to $308.25 quarterly. He noted that the dues have not been increased for several years and are low in comparison to comparable neighborhoods in the area.

**Election of Directors**

By a voice vote of those present and of proxies, Steve Brock, Heather Elliot, and Amy Harper were elected to the Board. Steve continues his position and Heather and Amy will replace Mindy Branch and Kris Bean.

**Questions and Comments from the Floor**

A question for Rick regarded the effect of new construction on the Red Trail. Rick voiced his commitment to adding new trails but noted that they may be steeper than the Red Trail. The trails will depend on the locations of the new lots. Trails will likely follow the contours of the mountain from the meadow up to Summit Ridge. He noted that he would welcome input from residents who use the trails.

Asked about road development in the new building area, Rick explained that he is in the process of obtaining loans and bonds before he can start building.

A resident asked if there is a current policy about political signs posted on personal property. Ida Lee noted that the ARC guidelines address the questions of signs on private property but that the regulations refer mainly to the size of real estate, political, and service-provider signs. She committed to address the issue of signage when the ARC and the ANA Board meet in the near future.

**Adjournment**

The meeting was adjourned at 7:20 pm.

Submitted by Kris Bean, Secretary