



ASHCROFT NEIGHBORHOOD ASSOCIATION

BOARD OF DIRECTORS

SPECIAL MEETING ON DRAINAGE/PROPERTY MAINTENANCE

April 6, 2021
6:30 p.m.

Meeting location:
Zoom Virtual Meeting Link

<https://us02web.zoom.us/j/88643241914?pwd=eFJtaUVYcFV0U1VYRytMZjNmVno3dz09>

Meeting ID: 886 4324 1914

Passcode: 856946

Agenda

1. Call Meeting to Order
2. Proof of Board Quorum
 - a. Attendees: IdaLee Wootten, Ted Miller, Steve Brock, Amy Harper, Rick Beyer, Heather Elliott, Ryan Miller, Chuck from 2250 Ridgeway Lane
3. Minutes of March 22, 2021 Special Meeting
 - a. Motion to approve by Ted; second by Ida Lee; unanimous approval
4. Business
 - a. Revised Motion
Steve sent out the lawyer's recommendations about the motions we adopted at our last meeting and walked through substantive changes. Steve didn't see anything that was wrong with our original motion or dangerous and thus no need to complicate it.
-Action: Steve confirming this point with the lawyer
-Action: Motion from last meeting stands as is
 - b. Board's Approach to Drainage
 - c. Walnut Lane Drainage Concerns
 - i. Ted, Ida Lee, Heather & Rick met at Walnut Lane last week to review the situation. Rick updated the group that we have a responsibility to replace the drainage & the three neighbors have agreed to split evenly the remaining personal costs. The motion will determine the direction with final costs coming from Rick soon.

- ii. **Motion:** Ted motions that we move forward with cost estimation with understanding that homeowners have acknowledged that they will cover the costs of the pipe at ~\$1,200/owner and the Association will cover the remaining; Amy second; Unanimous approval.
- d. Ridgeway Lane Drainage/Property Maintenance Concerns
 - i. Ida Lee shared the challenge from water flowing down the road, particularly into cul-de-sacs, that is causing drainage issues to Chuck who joined the meeting
 - ii. Rick had not reviewed the property to offer additional insights
- e. North Pantops Drive Drainage Concerns
 - i. Ida Lee excused herself from the meeting for this part of the discussion, Motion & vote
 - ii. Rick updated the group on the status – Upper part only requires additional rocks; lower portion requires rebuilding the drainage system at approximately \$5K-\$6K.
 - iii. Rick notes full responsibility is to the Association, not to the homeowner
 - iv. North Pantops owner got total quote of ~\$7K and believes she can get out of existing contract – needs to confirm with contractor
 - v. **Motion:** Pending the Owner exiting the current contract with Snows, Rick will get a final estimate for the Association to cover the cost of the drainage repair under the new resolution of the Association responsibilities. Steve moves, Ted seconds. Unanimous approval.
- f. Drainage Concerns Along Upper Lego
 - i. Jim and Martha Mullen, 524 Lego Drive, have contacted the board twice in the last 6 months about erosion occurring on the front of their property next to the road on Lego. It is also happening to their neighbor Kathy Shareck's front yard, 526 Lego Dr.
 - ii. Albemarle County Service Authority (ACSA) has a site in the area that has contributed to water runoff. They have addressed the tank area just above the Mullens on Lego. A new cauldron was placed under the entrance driveway. ACSA has notified the Mullens and the board that they plan to come back this spring and re-grade below the driveway to ensure water does not come back onto the roadway and head down Lego.
 - iii. When reviewing this matter with ACSA, the Mullens were provided a video that shows a lot of rainwater coming down the driveway of a neighbor. The Mullens believe this is now the primary reason they are experiencing continued erosion in front of their property. [There is some confusion of the neighbor's address that could potentially be causing this challenge]
 - iv. Rick believes most of the problem is due to the ACSA and their planned work will resolve the problem
 - v. **ACTION:** Rick to connect with the ACSA to determine resolution
- g. Communication of Drainage Responsibilities
 - i. Notification to Nicastro, Other Walnut Lane Residents

Action: Ida Lee to work on drafting a cover letter that could accompany the guidelines

- ii. Joint ARC/Board Letter
 - 1. Mailed late last week and should arrive shortly
 - 2. Will wait to put it on the website until a revised version is available
 - iii. North Pantops Rd owners had ARC approval to cut trees & lay horizontally on the hill to prevent erosion; a number of neighbors have reached out very unhappy about the situation
 - 1. **Action:** Rick, Ted, Ida Lee to meet with a neighbor to discuss on Thursday
5. Comments, Questions from the Floor
6. Adjourn Meeting – Ted motion to adjourn 7:58pm, Steve second; unanimous approval