



ASHCROFT NEIGHBORHOOD ASSOCIATION

BOARD OF DIRECTORS MEETING

May 18, 2021

6:30pm

Meeting location:

Zoom Virtual Meeting Link

<https://us02web.zoom.us/j/86501954103?pwd=SE1HRTBxeVMYThYcWpFeWFVU0Fndz09>

Meeting ID: 865 0195 4104

Passcode: 859423

Agenda

1. Call Meeting to Order at 6:34pm
2. Proof of Board Quorum
 - a. Attendees: Ida Lee Wootten, Ted Miller, Amy Harper, Steve Brock, Ryan Miller, Gay Goodwin
3. Approval of Meeting Minutes
 - a. April 6th Special Meeting
 - i. Ted Motion to approve; Ida Lee second; Unanimous Approval
 - b. April 13th Special Meeting
 - i. Ted Motion to approve; Ida Lee second; Unanimous Approval.
4. Residents' Questions/Concerns
 - a. Gay Goodwin revisited concern about neighbor's yard being unkempt; haven spoken with neighbor about it, but it didn't result in action
 - b. To protect the confidentiality of the resident, the discussion was subsequently moved to Executive Session
5. Management Report (RPI) Ryan
 - a. Financial Report
 - i. \$656,736.67 in total assets; ~\$520K in reserves; ~\$130K in operating
 1. Reserves could be used for playground structure, clubhouse upgrades, asphalt work, major landscape or similar items
 2. Reserve study will provide additional guidance on these projects
 3. Slightly over budget on legal fees; Steve to call lawyer if fees don't align with what was agreed upon
 4. Slightly over on snow due to under-projected snowfall & associated costs
 5. Overall, financials are strong
 - b. Update on Reserves Study TKU, Ryan

- i. Ryan met with point of contact at DMA to review capital items in neighborhood (clubhouse, fitness room, pool, playground, etc...)
- ii. DMA should have draft of reserve study to us later this week/early next week and will review with us in the meeting in near future

c. Swimming Pool

- i. Repairs have been made – new lights in, tilework done, hole in waterfall repaired
- ii. Ryan has reached out to swim club management that we are ready to go and expect that they will begin filling the pool shortly
- iii. Expecting Governor to lift some COVID regulations on May 28 & potentially June 14 that would affect opening and operations
- iv. **Motion:** Amy motion to increase number of residents allowed at Ashcroft pool from 25 to 40. Heather second the motion. Vote: Unanimous.
- v. **Action:** Amy to update Spencer; send email to Ashcroft with information and updates; Ryan to send to Ashcroft neighbors via regular mail

6. Developer's Report

a. Update on Drainage Concerns

- i. Walnut Lane – work underway; concrete work delayed due to contractors running behind
Louie Nicastro, a Walnut Lane resident, has raised the following questions after the drainage work:

"I'd like some help clarifying if I am correct that we should assume the street should effectively be paved to the end of the pipe location on our driveway. This would align with where the mailbox used to be when we first moved in, but the USPS was having difficulty reaching it so we moved it up. This would also help give Walnut the room it needs for the snow plows to place the road's snow on that open section.

Ultimately, I'd just like to make sure that the area that we already observed was impacted/damaged by the snow plows is paved along with the upcoming asphalt projects in the neighborhood. "

- ii. Rick to inspect the stone and original size of the cul-de-sac
- iii. N. Pantops – work ~75% complete
- iv. Ridgeway Lane – location of the problem is more challenging because it's on a lot not on an easement;
- v. Upper Lego – working with Alb County Service Authority; Rick to provide Ryan the bill; Board to approve expenditure prior to Ryan paying

b. Update on Trees next to Tremont Road

- i. Contractor who was removing trees is no longer doing this work after Ida Lee raised the concern of this not being approved and Rick asked him to stop until it was approved and insurance was verified

- ii. **Motion:** Ted motions to move forward with plan to remove biggest of trees and leave some trees to prevent erosion while replanting some boarder trees. Heather second motion. Unanimous approval. [Ida Lee abstains from vote]
 - iii. **Action:** Rick to reach out to previous contractor to move forward
- c. Update on Picnic Tables – complete
- d. Volleyball Court Upgrade
 - i. Has not moved forward, but Rick offers equipment if helpful
 - ii. Mike Bachman recommends removing 6-8” of sand/dirt and replacing sand (has priced bulk sand + delivery)
 - iii. Next steps: Amy to have Mike call Rick to determine details of next steps
- e. Road Repairs/Repaving
 - i. Louis Nicastro emailed about concerns regarding how far paving will extend & effects of placement for his mailbox
 - 1. Rick to speak to Louis about this
 - ii. Gay Goodwin & John Ligush also concerned about paving
- f. Update on Pedestrian Path
 - i. Today (May 18) we received an email from Colleen Bickers, strongly opposing the location of the pedestrian path in front of their yard.
 - ii. We also received today an email from DJ Bickers, expressing opposition and concern about the location of the path, and asking for more info about the path.
 - iii. On Sunday, May 16, Ida Lee received a letter opposing the pedestrian path in front of the home of Terry and Diane Saunders at 455 Lego Drive. The Saunders are responding to recently installed stakes adjacent to their front yard. The homeowners ask that the letter be shared with the Board, the Ashcroft Traffic Task Force and VDOT.
 - iv. Stakes were placed by Rick to determine if it met with the requirements of spacing (width & depth)
 - v. Recommendation – approach the work in phases; phase 1 of lower Lego at horse pasture to Locust Shade, cross the road at the high point and work towards the radio tower road access; next point Anderson Lane to Ridgeway lane
 - vi. **Motion:** Ted motion that we find an engineering firm to create VDOT compliant approach. Steve second. Vote unanimous.
 - vii. **Motion:** Rick motions that phase 1 include lower Lego at horse pasture to Locust Shade, cross Lego Road at the high point and work towards the radio tower road access; next point Anderson Lane to Ridgeway lane; Steve second. Vote unanimous
 - viii. **Action:** Ida Lee email Traffic Task Force and Bickers with this approach; Heather have Jon connect with Ryan on potential companies and next steps.

- a. Playground Committee Enhancements, Playground Structure Recommendations
 - i. Heather to move forward with Handy Mike meeting
 - ii. Rick wants to ensure that any replacement equipment for Tower will serve older children 6+
 - iii. Heather to bring full plan for approval at June board meeting
 - b. Replacement of Timbers
 - i. Landscaper quoted ~\$3,950 to replace timbers near fitness center, playground, pool area
 - ii. **Motion:** Ted motions that junipers removed by Rick Beyer construction immediately not to exceed \$2,000. Amy second. Vote unanimous.
 - iii. **Motion:** Ted motions to accept the proposal for \$3,950 for timber replacement. Ida Lee second. Vote unanimous.
8. New Business
- a. Basketball court repair – not started yet
 - b. Communication Tools
 - i. Welcome letter & Welcome page on website
 - ii. All approve tone and content of Welcome letter
 - c. Security cameras
 - i. All working now
9. Adjourn Meeting
- a. Motion: Ted motions to adjourn 8:49pm; Ida Lee Seconds; Vote unanimous.

CONFIDENTIAL—EXECUTIVE SESSION

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- a. The board discussed the updated information regarding the claim that a resident was not properly maintaining a lot
- b. Steve noted ARC guidelines that allows for resident to bring a complaint about another resident: *"If another Ashcroft resident brings a complaint about your project, the ANA Board of Directors will review modifications that are not in compliance with the Ashcroft restrictive covenants and guidelines. These concerns are referred to as a PVI (Private Violation Investigation) and the ANA board must request that the ARC investigate the complaint and report back to the board in writing. Ultimately, the ANA Board bears the responsibility for compliance issues."*
- c. Amy noted that Gay (since she is on ARC) could remove herself from the ARC discussion/vote to avoid any conflict of interest
- d. Ted offers next steps of Gay officially submitting a concern that would then allow the ANA Board to act on per the guidelines noted above and further described in ANA guideline. [Steve to send to Gay]