

ANA Board of Directors Meeting  
February 8, 2022  
Minutes

Present: Robert Baumgartner (president), Ted Miller (treasurer), Lotta Löfgren (secretary), Jonathan Gardner, Rick Beyer, Ryan Miller (Management Company representative, via Zoom)

Absent: Adam Croan (vice president)

Bob Baumgartner called the **meeting to order** at 6:30 p.m.

A **quorum** was present.

The minutes from January 25, 2022, were approved as written.

**Motion:** Bob   **Second:** Jon   **Approved:** Unanimous.

There were no non-board members present.

**Management report:**

**Financials:** There are currently \$644,000 in assets.

Snow removal: \$10,000 were budgeted, but the cost so far this year is just under \$18,000.

There are \$509,120.36 in the reserve fund.

There are \$50,058. 24 in the restricted reserve fund.

Rick questioned the sum in the reserve fund, mentioning that all the moneys resulting from home sales of the houses he has built (\$1000 from Rick; \$1000 from the purchaser for each sale) have not been added to the restricted reserve fund as agreed in 2007. Rick typically builds 3 or 4 homes per year. Rick estimates that the amount in the fund should be closer to \$85,000 and mentioned that he has alerted the Board to this discrepancy before. He requested that the funds be returned to the restricted reserve fund.

Ryan will obtain the End of Year statements for the past years on file as part of the process to reconcile the Restricted Reserves fund level.

**Backflow:** The clubhouse is still without water because of a broken backflow valve and shattered pipes. The plan is to move the backflow valve inside to protect it from the weather and vandalism. Ryan explained that the Management Company is still collecting bids. The current best bid is \$4,100 for a “soup to nuts” excavation and installation. Rick expressed concern that the current backflow is only one year old. He will provide Ryan with a copy of the bill.

Bob asked for a motion to approve up to \$4100 for replacement of the current backflow valve.

**Motion:** Ted    **Second:** Jon    **Approve:** Unanimous.

**Replacing fencing around pool:** The fencing, 6 foot tall black aluminum, has been delivered and will start installation soon. The 50% down payment has been made and will be followed by the remainder associated with the three separate contracts that total approximately \$28,000. The replacement fence is necessary because the current chain link fence is broken and unsightly. The pool is currently too accessible to children playing in the area.

**Lightning rod:** The recent lightning strike destroyed surveillance cameras and key fob system computers. Therefore, the Board has called for the installation of lightning rods and grounding wires to the clubhouse. We have received a quote from J.D. Loehr to install the rods for \$2,165. Bob asked for a motion to approve those funds for the work.

**Motion:** Jon.    **Second:** Lotta    **Approve:** Unanimous

**Fob activation:** The new computer has been installed, so fobs can now be reprogrammed for free. Ryan, Ida Lee, and ProLink are looking for dates to meet at the club house to reprogram fobs for residents. Forms for new residents to apply for fobs are on the website and will also be at the meeting. Replacements of lost fobs cost \$25.

**Playground contract:** Handy Mike has the contract to build and install the two sets of steps to the playground area. There has been some confusion in the contract about the step materials used. Rick explained that the installer was getting ready to use stone dust instead of concrete; when Rick insisted on concrete, he was presented with a bill for an additional \$4,700. Rick will negotiate this extra charge with Handy Mike. with Handy Mike There were two contracts, one for \$16,505 and one for \$6,202, which have been paid to date. Rick will clarify for next meeting whether the \$4,700 is included in the two contracts or is an additional cost. Jon will investigate safety issues and potential regulations regarding constructing climbing walls.

### **Old Business:**

**Ashcroft Phase III:** Bob has been working with the ANA retained counsel Mike Sottolano to edit the agreement for Ashcroft Phase III, which the County of Albemarle must approve. Par. 2 of the draft agreement spells out Rick's obligations. Rick believes there are still confusions about what kind of approval he needs from the County: The County must approve the bonds, not the plans. Rick will review the draft agreement with his lawyer.

**Tree removal:** The Cutting Edge finished the contracted work in a timely manner and has been paid. The work was the result of storm cleanup along Lego Drive.

**Pool contract:** The contract is still being finalized; Bob will send out the final contract over email for discussion and approval. Adam Croan has been volunteered to be the Board representative on the pool committee.

**Lockbox:** A lockbox, "Mail Boss," costing \$60.99 plus tax, will be purchased from Home Depot and installed by Rick on the club house.

**Motion:** Ted   **Second:** Jon.   **Approve:** Unanimous

**Insurance:** Ted explained that we are adding "non-monetary recompense" to our insurance policy. He is in discussion with State Farm to add a rider to

the Directors and Officers insurance. This insurance will cover any potential legal fees in case of a claim.

### **Covenants/ARC violations**

Ted expressed concern that we have no clear enforcement systems for neighbor breaches of ANA covenants. We need to review and create a better enforcement mechanism that will eliminate the use of lawyers in most cases. This should happen in cooperation with the ARC.

### **New Business:**

**Financials:** Ted discussed the significance of a five-year plan (required by Virginia law) for our unrestricted funds. We made significant improvements last year, but major repairs and capital improvements are scheduled for this year: Guardrails and road maintenance (\$85,000 est.); club house roof, gutter, and downspout replacement (\$27,000 est.); tennis court resurfacing (we need to determine what kind of surface we want); playground improvements (\$10,000 est.)

We should examine the asphalt on all streets this spring.

Beyond this year, we will need other repairs, such as deck repairs, a new pool cover, and trail restoration. Ideally, we need to look ahead 40 years to anticipate costs, relying on civil engineer estimates on how long things last.

**Wood chips:** Rick has generously offered free wood chips to residents, which can be picked up by Rick's shed. He is also offering use of the chipper, for branches and logs up to three inches in diameter.

**Tremont pond:** We need signage along the pond to deter access, especially by children. Children from Fontana are using the pond.

**ListServe:** Ted cautioned that we need to disseminate clearer rules on appropriate and allowable language and topics on listServe postings. We need to be able to drop residents from the list serve who are not following regulations.

## **Committee reports:**

**Tech committee:** [Ted Miller, Chair] We need a tech savvy person on the tech committee.

**Traffic committee:** [Lotta Löfgren, Chair] Lotta reviewed the activities of the traffic committee over the past three years. The committee's goal has been to create a walking path alongside Lego Drive from Hansen's Mountain Road to the clubhouse but has met dead ends throughout the process, by VDOT regulations, resident objections, and prohibitive cost estimates. The committee has been eager to succeed in this project because despite several efforts to slow down speeders, many people are still driving too fast, putting pedestrians in jeopardy.

Rick is now looking into the possibility of creating a path on Lower Lego across land that he owns. He is also in discussions with residents on Lower Lego about moving the fence along Lego far enough to create a path behind the fence.

Lotta expressed concern about egress once the 60 new houses have been built on the East Ridge: we will have over 200 houses and only one road out of the area, which could make it next to impossible to exit in an emergency. Rick and Lotta are discussing remedies. Lotta would like to make this a top priority for the year.

**Trails committee:** [Jon Gardner, Chair] The committee will have a large task to replace and redirect trails as the East Ridge project proceeds. Jon is concerned about red trail issues. He wants to create a survey about residents' preferences for trails. We have a problem with Fontana residents using our trails, even though we have made it clear to Fontana that we do not want to commingle our trails. Jon also wants to consider carefully liability issues connected with the trails.

Bob asked for a motion to adjourn at 8:43 p.m.

**Motion:** Ted    **Second:** Jon    **Approve:** Unanimous