ANA BOARD MEETING 5.24.22

MINUTES

Present: Bob Baumgartner (president), Jon Gardner (Board member), Adam Croan (vice president), Ted Miller (treasurer), Lotta Löfgren (secretary), Rick Beyer (board member), Amy Harper (Ashcroft resident), Denise Bachman (Ashcroft resident)

President Bob Baumgartner **called the meeting to order** at 6:29 p.m.

Since all members of the board were present, **quorum** requirements were met.

Amy Harper and Denise Bachman attended the meeting in order to clarify questions about the pool, which will open for the season on Saturday, May 28. The pool has been drained and refilled. Much of the debris in the pool that necessitated the draining and refilling of the pool resulted from careless power washing and leaf blowing, and by consecutive days of heavy rain. Bob will try to get the relevant parties to pay part of the cost of the clean-up and new water, which will be significant. Water alone will probably cost $1500. This needs to be better coordinated and monitored next year. Rick suggested that we remove soil near the pool, which has silted in over time.

The 10 signs (all but the pool rules sign) will be installed by Rick’s crew before Saturday.

Ted mentioned that the gate to the pool area grinds into the patio when opened and needs to be readjusted. Bob will request of ProFence to fix this.

Rick reminded us that Handy Mike still needs to paint the lamp posts, but it is still too wet to paint. Handy Mike also still needs to rebuild the announcement sign on lower Lego.

Denise suggested we add hooks to the cinderblock wall to the right of the pool for pool equipment. Amy will make sure they are installed. She mentioned that some picnic tables need to be moved. Rick’s crew will see to this.

There followed a discussion of pool party rules. No one can reserve the pool for a private party during pool hours. For a party after hours, the hosts will pay a flat fee (3 hours?) for a lifeguard and clean up the site at the end of the party. We need to define what a party or an event is: how many? Residents or non-residents? 10 non-residents might make an event. Amy suggested that all persons who reserve the pool for an event must prove they have read the rules for reserving the pool. Should parties be posted on Facebook?

We will get Kim’s input on these and other questions. Val will add information and forms for private parties on the web site.

The Board agreed that a resident who wants to add a basketball hoop to the pool be allowed to do so.

 Motion: Bob Second: Ted Approve: Unanimous

Amy and Denise left the meeting at 7:40 p.m.

**Minutes**: The minutes of the April meeting will be approved in June.

**Manager’s Report**:

The surveillance camera is up and running. Bob: we need a written protocol to manage it. Ted and Jon will get a tutorial from Ryan on the operation of the camera.

Financials: We have $606,124.85 cash on hand. The restricted reserves are still being adjusted; $4,000 to $6,000 still need to be recovered from other accounts.

We are still waiting on prices for the tennis court work. Bob urged Ryan to get the information quickly so that the court can be ready by the fall.

Bob asked if the landscape crew is responsible for cleaning up **storm debris**; Ryan said that they are not. Ted: we will need to consider how to add this to the budget. Rick and Ryan will discuss procedures for how to deal with storm debris in the future. Right now, residents are doing much of the work to clear fallen trees off roads and trails.

**Old Business**:

Phase III (Rick): The permits are in place; the engineers only have small tasks left. There is a staging area at the trail head of the red trail near the soccer field, so the trail needs to be blocked at that point in order to protect walkers for the next 4 to 6 weeks. Jon will work with the trail committee to cut a temporary detour trail.

Playground (Jon): The toad stools and spider web are ready to be installed. Rick’s crew will install them at their usual hourly rate.

 Motion: Bob Second: Adam Approve: Unanimous

Jon is still waiting to hear back from the County about an approval for the site plan.

Trails (Jon): Based on the positioning of the road stakes, the red trail will also need to be rerouted near the radio tower. Jon and Rick will work together to protect or reroute the trails once the roads are cut in.

The last storm downed several trees across the yellow trail above the service yard; Peter Emsch spent hours sawing them up and clearing them away. We are very grateful to Peter for all his hard work!

ANT (Adam): The first activity has been planned for June 18: a kid-led naturalist hike lasting 1-2 hours. There will be a happy hour (for adults) for 1 hour after the hike. This will be posted on the web site.

Club house repairs: Some stairs, doorways, and small sections of the club house need paint. The downstairs exterior door and door leading to the exercise facility need replacing. Although most of the roof replacement can be deferred for about another five years, the small roof by the playground needs replacement; Rick will take care of that.

ARC: The ARC will meet on the Saturday after Memorial Day to continue revising the ARC documents.

**New Business**:

Theft: several catalytic converters have been stolen from Rick’s trucks; tools and expensive equipment have been stolen from construction sites. Thieves have gotten good at working fast, at destroying surveillance cameras, and at cutting through even heavy locks. Jon suggests installing a camera at the intersection of Lego and Summit Ridge to identify and monitor non-resident traffic.

Newsletter: The Board is grateful to the persons who created and distributed the first Newsletter in 10 years; all responses have been positive. The Newsletter will be posted online soon; all photographs will be removed. Ted: we need to find a line item for the Newsletter cost (about $1000) for next year; Ryan suggested using the category “other professional services” for the remainder of this fiscal year.

The Board agreed that up-lighting bans on Summit Ridge need to be enforced.

 Bob: Motion Jon: Second Approve: Unanimous

We will need to continue discussing the issue of fines and penalties at the next Board meeting.

The Board will request of Laura Hoffman that she update the residence directory regularly.

Playing fields: The Board approves the addition of a low fence below the volleyball court in order to keep balls from rolling all the way down the hill. We will find temporary netting to do this while we seek a more permanent solution.

A resident has requested that we replace the basketball backboards. The Board agreed to allocate $2,000 for this purpose.

 Motion: Bob Second: Jon Approve: Unanimous

Traffic Committee (Lotta): several residents have again requested a sidewalk to run along Lego Drive. They are usually new residents who are not aware of the committee’s years-long efforts in this regard. Given the new interest, the committee will pursue new ideas and strategies.

Egress: Lotta asked if anyone has the capacity to unlock the gates to Westminster Canterbury at the junction of North Pantops Lane and Tremont Lane. No one does. Lotta has been authorized by the Board to appeal to the Fire Marshal about this and to discuss the matter with Westminster Canterbury.

Adjourn at 9:08 p.m.

 Motion: Lotta Second: Jon Approve: Unanimous