ANA BOARD MEETING MINUTES

APRIL 19, 2022

Members present: Bob Baumgartner, Ted Miller, Rick Beyer, Lotta Löfgren, Jon Gardner, Adam Croan. Management representative Ryan Miller joined via Zoom

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

As all members were present, there was a quorum.

There were no resident comments or questions.

Approval of the minutes:

 Motion: Bob Second: Ted Approval: Unanimous

Management Report:

* The ANA has current assets of $575,016, 97
* There are $487,000 in the Reserve Fund
* Pool signs have been ordered and will be delivered next week.
* Pro link will finish installations in pool area by May 15. The relevant equipment has been ordered.
* The pool concrete and retaining wall will be power washed in the first week of May.
* Bob asked about needed readjustments to the Restricted Reserve Fund to reflect accurately Rick’s deposits to that account. Ryan responded it should be worked out by the next meeting.

Old Business:

Phase III:

Rick reported that the bonds are mostly in place; some paperwork with the County is still pending. His crew will start cutting trees to clear for the road in the next couple of weeks. He needs to decide what to do with the resultant stumps. Some stakes are in place to mark the road; 75 to 100 feet will be cleared on either side of the stakes, depending on the terrain. Rick anticipates that the entire road will be paved.

The pond will go in after all road construction and stabilization of the ground to avoid silting issues. Each property has its own soil erosion bond.

Ted warned that all ponds silt in over time, and that dredging is expensive. Rick responded that the Tremont pond has lost ½ of its volume and will need to be dredged 2 to 3 years from now.

Playground:

Jon showed us the planned layout for the additions to the playground. With Rick’s help, he will provide the County with a sketch. He is still seeking information on appropriate height and design of the climbing wall; the climbing wall has not yet been purchased. He will contact Heather about this. We need to decide on appropriate and safe groundcover for the play areas, such as shredded tires. Ted reminded us to be mindful of liability issues.

Trail Committee:

Jon reported that Randy Huffman has done some work on the

 new trail on Summit Ridge.

Insurance:

Ted is in ongoing discussion with the insurance company on insuring

 The ANA for non-monetary claims. Non-monetary claims insurance would

cover potential lawyer fees if the ANA or ARC were sued. Ted suggests sticking with current policies until July, when we can review all policies.

Pool:

 Bob alerted us to the need for new pool furniture before its opening for the

 Season. Heather has requested eight chairs and five umbrellas. Rick warned

 us not to buy cheap furniture that won’t hold up.

 $700 approved for the purchase of new furniture; Ryan will purchase.

 Motion: Rick Second: Ted Approval: Unanimous

 Rick reported on an agreement with Handy Mike to do extra work around

the pool to compensate for overpayment. Ted suggested Handy Mike might repair the storage shed and build a cover over the pumphouse in the fall. Rick will do other minor repairs after the landscapers have finished their work. The landscapers and power washers are expected to do their work during the first week of May. Bob handed out a list of tasks still needed around the pool.

Repairs by Rick / volunteer work crew:

Rick presented a bill for services by his crew during the past two years, totaling $43,250. We agreed to pay Rick.

Motion: Ted Second: Adam. Approval: Unanimous

Rick will find ways for his crews to work more efficiently. Volunteers can also defray expenses through group clean-up projects and trail maintenance. Ted observed that the expenses were not part of the budget and should receive a line item from now on. We agreed that jobbing out the work that Rick’s crews do will only increase our expenses. But Rick, like everyone, is having trouble hiring and keeping staff; therefore, volunteer work in some instances will be advantageous.

ARC:

Bob, Lotta, Ted, and Bill Snow are reviewing and reworking the ARC guidelines and are about halfway through the process. We will meet again in early June. There are legal sticking points for the powers of the ARC to levy penalties; this discussion is ongoing.

New Officer:

Bob moved that Jon Gardner become a vice president so that all board members are officers.

Motion: Bob Second: Ted Approval: Unanimous

Congratulations, Jon!

Guard rails and roof repair:

The consensus is to defer these jobs. The roof is still in good condition and

should last another 5 to 6 years. The guard rails will be repaired / replaced when Rick installs guard rails in Phase III. Bob cautioned that the posts on the guard rails on Tremont can only be deferred a year or two.

Rick suggested that these projects need to be deferred in favor of tennis court repairs, which are more urgent.

Ryan still needs to get quotes for tennis court repairs.

New Business:

ARC:

The Board moved to approve Lotta as a member of the ARC.

Motion: Ted. Second: Jon. Approval: Unanimous (Lotta abstained)

Web site:

Ted handed out a sheet provided by Val with a list of additions to the web site and asked all of us to rank the additions and email him our preferences.

Directory: some people want to add the directory to the web site, but this raises serious privacy issues.

ListServe:

Ted discussed the revision of the ListServe policy. The sticking point is what kind of solicitations to accept on email. For example, professional self-promotion is not allowed, but announcing the sale of girl scout cookies is probably OK. Adam and Jon suggested the ListServe be as community oriented as possible. We will discuss this further.

Newsletter: Ida Lee in conjunction with a few other residents is launching a

Newsletter. She still needs a graphic designer and asked that we broadcast this need. Board consensus was that the Newsletter should exist both on line and as paper copy to be distributed to the residents.

Summer work: Bob observed that teens on school break might help to scan all the

 documents in the closet under the stair. An enterprising youth might also

 be hired to cull the list of residents.

Prioritizing initiatives: We agreed that the order of future tasks be prioritized in

 the following way: Trails and ARC simultaneously, then the revision of the

 Bylaws. After those tasks are completed, we will reactivate the Long Range

 Planning committee.

Signage: Ted suggested that someone soft power wash and repaint the Ashcroft

 signs. Ryan suggested contacting Albemarle Signs.

The meeting was adjourned at 8:56 p.m.

Motion: Ted Second: Adam Approval: Unanimous