ANA BOARD MEETING MINUTES

SEPTEMBER 20, 2022

Present: Bob Baumgartner (President), Ted Miller (Treasurer), Rick Beyer (Member), Lotta Löfgren (Secretary), Ryan Miller (Real Property Representative)

Via Zoom: Jon Gardner (Vice President), Adam Croan (Vice President)

Bob called the meeting to order at 6: 39 p.m.

There was a quorum present

There were no other residents present and no issues presented for discussion by residents.

The minutes of July 26, 2022 were approved.

**Motion:** Rick **Second**: Ted **Approval:** Unanimous

**Financials**:

Operating budget balance: $52,317.11

Reserves balance: $513,780.46

Cash on hand: $566,097.57

Ted is working on the budget. All committees have now made their requests to Ted for moneys for the upcoming fiscal year. Except for the unanticipated cost of repairing a minor pool leak, the budget to the end of the year is in good shape. Ted will present the 2023 budget to the Board at the October 11 working meeting (which, like all meetings, is open to all residents); at the meeting on October 25th, the Board will approve the budget.

Ted is allocating an extra $10,000 for snow removal and $15,000 for debris removal for 2023 because of shortfalls this year. This will certainly lead to an increase in dues. Inflation will also drive costs up. Ted is looking into the possibility of changing the percentage of what goes to Operations and what goes to Reserve in order to possibly lower the overall expected dues increase.

Anticipated 2022 expenses: a new pool cover, guard rails around the pool area. Repairs to asphalt on Anderson Court, lower North Pantops, and portions of Tremont.

Money still pending to Rick will be taken care of. Ryan is working on moving moneys resulting from home sales to the appropriate accounts. This must be completed by the end of December. Some of the funds may be with the closing attorneys. Ryan will pursue this.

**Old Business**:

Tennis Court: River City Tennis, LLC, has submitted an estimate of $18,700 to resurface the tennis court and add pickleball lines to the court. The Board voted to approve $20,000 (to cover flow correction on the court).

**Motion**: Bob **Second**: Ted **Approval**: Unanimous

Signage: Rick recommended approval of Albemarle Sign’s estimate to replace the two Ashcroft signs for $6500.

**Motion**: Rick **Second**: Ted **Approval**: Unanimous

Traffic: Lotta asked the VDOT representative Jessica Hersh-Ballering for an update on a potential third speed bump on lower Lego and was advised that VDOT is not considering the request at this time. The board agreed that the next step is to invite residents concerned about speeding to either contact the ACPD non-emergency number at (434-977-9041) or the VDOT web site. Lotta will send an email to the ListServ alerting residents to this.

Pool: Ryan is looking into further repairs of the pool entrance gates. Rick will ask Handy Mike to construct a roof over the pool shed (???)

ListServe: Should be updated by October

ARC guidelines: Lotta will review the latest revisions.

**New Business**:

Insurance: Ted recommends changing insurance company from State Farm to Campbell insurance in Lynchburg, which offers better coverage for essentially the same cost. Non-monetary damages will be included in the new insurance.

Elections: Bob asked for an informal commitment from the current Board members; all agree to stay for at least one more year. Lotta reminded the Board that we need to review the current Bylaws soon.

Asphalt: Asphalt repairs will cost $32,525.

**Motion**: Bob **Second**: Ted **Approval**: Unanimous

Fines: Bob handed out materials regarding fines. We will discuss and approve at the next meeting.

Adjourn at 8:15 p.m.

**Motion**: Rick **Second:** Jon **Approval**: Unanimous