ANA BOARD MEETING

JUNE 21, 2022

Present: Bob Baumgartner (President), Ted Miller (Treasurer), Jon Gardner (Vice President), Lotta Löfgren (Secretary), Rick Beyer (member)

Absent: Adam Croan (Vice President), Ryan Miller (RPI)

President Bob Baumgartner called the meeting to order at 6:28 p.m.

A quorum of the board was present.

No residents other than Board members attended the meeting.

Bob Baumgartner called for the approval of the April 19 and May 24 Board minutes.

**Motion:** Ted Second: Jon Approved: Unanimous

**Financials** (Ted):

Ted handed out a copy of the arrears in dues payments by residents. A few residents are over 120 days in arrears; others are variously delinquent. The total of delinquent accounts amounts to almost $14,000. This is particularly alarming since the statute of limitations on accounts payable is only three years. This means that the ANA is not able to recoup all the outstanding sums.

We are very concerned about this and would like Ryan Miller and RPI to explain at the July Board meeting how this could have occurred.

Ted warned that we have grossly overspent this year, to a large extent because of pool maintenance and repair, and storm debris removal. Since we are required to balance our books, we need to adjust the budget and increase the dues. It is our fiduciary responsibility to avoid deficit spending. In July, we need to set up the process for 2023. We need to dedicate the July meeting to the budget.

It is impossible to anticipate expenses caused by the weather, but we can insist on accurate spending estimates by all committees. We always underestimate the cost of natural events, so we should allocate more funds here. We need a contingency fund.

Bob asked Rick for his invoices on his crew’s work in Ashcroft. Once Rick is paid, the operating balance will be only about $15,000. At present, it is $57,042.28. Ted observed that the July quarterly dues are scheduled to bring in $64,000.

**Old Business**:

**Phase III** (Rick): Inspections and road clearing are ongoing. The inspector is very helpful. Surveyors are hard to get – they are needed to survey the center line of the road. Rick is working with a company who pay him for ½ the value of the trees they haul away. The stumps are hauled to Orange to be ground. Rick is working with the city to find appropriate names for the streets.

**Trails** (Jon): The trails committee has created a detour around the beginning of the red trail; the entrance is now directly above the basketball court. The committee needs to add some steps to the steepest part of the redirected section of the trail. Rick and Jon will continue to work together on present and future configurations of the trails.

**Playground** (Jon): The playground is nearly finished. We still need to build a climbing wall and add some rubber mulch to the ground. So far, the committee has spent about $500 dollars on mulch; Jon estimates the rest will cost $300 to $500. A motion to approve the allocation of up to $1000 for the mulch.

**Motion**: Lotta Second: Jon Approval: Unanimous

Rick and Jon have the materials for the climbing wall and will build in-house.

**Club house**: The minor repairs called for have been seen to. The ANA paid American Pest Control $685 for swarming ant treatment. They offered us an estimate for termite control: $1285.33 for the initial treatment and $225 a year for ongoing treatment. Rick has found a company that will do it for considerably less: $685 for initial treatment and $85 for subsequent years. Motion to contract with Rick’s contact to treat the club house for termites.

**Motion**: Bob Second: Jon Approval: Unanimous

**Pool**: The Board reviewed the pool safety and party rules. They were approved, with two edits: The item forbidding “amplified sound from audio devices [. . .] in the pool area” was struck. Motion to approve the rules as amended.

**Motion**: Ted Second: Jon Approval: Unanimous

After the meeting over email, the Board unanimously approved the deletion of the item forbidding all alcoholic beverages from the pool area. We all do still expect responsible drinking by adults in the pool area.

Basketball Court: A motion that we approve $100 extra, for a total of $2100, to replace the two backboards.

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

Soccer Nets: $250 needed to replace them.

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

**ARC** (The Architectural Review Committee): Bill Snow, the Chair of the committee, has met twice with Bob, Ted, and Lotta to revise the guidelines. They are now receiving final edits.

Fines: Counsel suggests that we may need to amend the Declarations in order to have the authority to levy fines as needed. Alternately, the Board may be able to pass a resolution to approve the levying of fines and penalties. The courts disagree on this; we are seeking further advice.

Lotta, a member of the ARC, has drafted a letter addressing up-lighting on upper Lego and the Summit Ridge Trail area. Once the ARC has approved the letter, she will present it to the Board; Bob will request input from counsel about the wording of the letter.

**Traffic committee** (Lotta): Lotta has been approached by neighbors about cutting down branches along North Pantops Drive. She will share these requests with the ARC, which will have final authority to approach the residents about branch removal.

Lotta has contacted the Fire Department and the Albemarle County Fire Chief about opening the gate at the end of North Pantops Drive in the case of an emergency. She has not heard back from him and will continue to contact him in order to resolve this issue before the July meeting.

Lotta observed that several streets need asphalt repair, especially along the road edges. We discussed examining all the streets in the spring to identify areas that need repair. We need to pursue this, since deterioration in some areas is escalating.

**New Business**:

**ANA repairs**: Ted urged that work by outside vendors should be approved before payment. We need to discuss this issue with RPI, since it pays the vendors. Bob agreed that the RPI should be responsible for monitoring work and for insisting on *detailed* estimates before the work is started. A motion to instruct RPI to inspect and approve work before payment.

**Motion:** Bob Second: Rick Approval: Unanimous

**Termite control**: See “Club house”.

**ARC appeal**: The resident of 2399 Summit Ridge Trail has appealed the ARC decision to deny their application for a fence in their yard. The Board now needs to set up a procedure for handling the appeal. We need a date for the hearing and more information on the plot. The tentative date for this hearing is around September 15.

**ANA Directory**: Updates will be included twice a year with the Newsletter.

**Posting of photographs**: After some discussion, Bob moved that we not post photos on the ANA web site from events and newsletters.

**Motion**: Bob Second: Jon Approval: Unanimous

**Garden committee**: Bob, Lotta, and some members of the community have discussed the possibility of creating a gardening committee to help residents choose plants and landscape their yards. We are looking for a committee chair, so this process is on hold for the moment.

**Website**: Val will meet with the Board in September to discuss website needs and the best use of her time. We are grateful to Val for volunteering to do this work; she has already made great improvements to the website.

Bob again suggested that we employ persons (teens?) this summer to cull the current ListServ list to remove non-residents / non-property owners, and to scan old Association records.

Adjourn: 8:58 p.m.

**Motion**: Bob Second: Jon Approval: Unanimous