

ANA BOARD MEETING  
April 12, 2023  
MINUTES

Present: Bob Baumgartner (President), Rick Beyer, Jon Gardner (Vice President), Ted Miller (Vice President for Infrastructure), Lotta Löfgren (Secretary)  
Absent: Tom Timbie (Treasurer)

Bob called the meeting to order at 4:34 p.m.  
There was a quorum present  
There were no issues brought by residents, and no other residents present.

The March Minutes were approved.

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

**Management report:**

Operating: \$84,259.73  
Reserves: \$420,877.74  
Restricted Reserves: 76,256.49  
Cash on hand: 576,693.28

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Bob will provide Ryan three Notices about major policies that have been approved by the Board concerning the ListServ, the process for assessing fines and penalties, and the revised ARC guidelines that will have to be mailed to all residents and wanted to know the postage cost.

The CDs that were previously purchased through the Association's Schwab account are all properly listed in the current financial statements and reflect their respective estimated accrued interest. Bob relayed that Tom, who was not present due to a family emergency, recommended that we invest in an additional CD for \$75,000 with a yield of 4.9%. The Board approved the purchase of an additional 6-month CD and authorized Tom and Ted to determine the appropriate CD based on the current offerings by Schwab.

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

The \$6000 that Rick has paid for his initial assessments upon sale of three new homes in 2022 have finally been placed in the correct dedicated reserve account.  
Rick will owe one additional initial assessment of \$2,000 for one house that will soon close.

**Old Business:**

Long Range Plan: Lotta and Ida Lee are meeting on April 18; they will meet with committee heads on April 20. Most committee heads have not responded to the invitation despite frequent emails.

ARC: The ARC met on April 5 to discuss procedures for approving applications and for alerting homeowners to violations.

The Board approved the final revisions to the new ARC Rules and Guidelines. The Final ARC Rules and Guidelines are posted on the website.

Final approval of the ARC revisions:

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

The Board authorized the mailing of a Notice and Summary of the Revised ARC Rules and Guidelines to all Owners outlining the major changes to the ARC Rules and Guidelines.

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

Pool:

The pool will open two weeks before Memorial Day this year as an experiment. This will cost an extra \$500.

Ted reported that the pool needs to be fully replastered before next season due to the significant number of soft spots located at the deep end of the pool.

Ted presented a list of other repairs to be done in the pool area including the replacement of the sand in the filtration system.

Ted presented a plan for enlarging the pump house if we decide to add an extra pump and filtration unit to separate the main pool and waterfall from the kiddie pool.

Rick commented that the concrete and block wall is deteriorating. We need to cap off the existing well located inside the structure, remove the structure, remove the wall, and landscape that area.

The Board needs an AED unit (defibrillator) installed near the pool. We approved the cost of the unit, \$1,646.89.

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

The Board will improve WIFI reception on the tennis courts and pool area. Jon is spearheading this.

Drainage Issues: There are pervasive drainage issues throughout the community that require different remediation efforts in different areas. The Board is studying this and will determine a course of action soon. Rick and Ted will spearhead this project.

The Board will remind all residents again that it is the responsibility of all residents to keep their ditches clear of debris.

Rick will speak with someone at the Albemarle Water Authority about removing the accumulation of leaves in their swale.

The Board went into executive session at 5:24 p.m.

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

The Board exited executive session at 5:29 p.m.

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

Jon is to research and provide a report on installing radar and speed humps at the May 2023 Board meeting.

There will be an informational meeting about Stilt Grass on April 25 at 10 a.m. in the club house.

### **New Business:**

Tom was elected Board Treasurer, and Ted was elected Vice President for Infrastructure. We thanked Ted for all his hard work as treasurer.

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

The 2012 Collections (of dues) policy was never ratified and needs to be revisited.

Bob and Lotta will present a draft of changes to the By-Laws to the board in the next few months.

Guard rails on Tremont: Rick suggests repairing and recapping rails that can be repaired and replacing as few as possible. Rails have increased in cost by three times since the current ones were purchased. The Board approved termite treatment for all the rails. Cost: up to \$3,000.

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

Tremont pond: Ted reported that the steel drainage pipe and concrete overflow structure need to be made safe for children. He will look into the best way to do this. It will be a temporary measure until the pond is dredged.

Ted alerted us that several trees are either hanging over the road or have large branches hanging over the roads and need to be pruned. We will notify affected owners of the work and assure them that they will not incur any cost for the pruning. Rick suggested that we hire a contractor to do the whole neighborhood at one time. Bob suggested that we need to remove vines as well as branches.

Website: The Board will develop a policy for what events can, and cannot, be posted on the ANA website calendar. Ted will work with Val to develop a process.

Equipment in clubhouse: The Board approved the purchase of A/V equipment including a TV, mounting bracket, and web camera for the clubhouse. Ted estimates the cost at \$706.56 plus tax.

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

Rick will present us with a bill for the work of his employees at the next meeting.

Lotta requested that rubber mulch be added to the lower play area around the swings and climbing wall.

Westminster Canterbury land purchase: Bob is working to build relationships with them and the County.

Adjourn 6:20 p.m.

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