

ANA BOARD OF DIRECTORS
MEETING MINUTES
MAY 8, 2023

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

Bob Baumgartner called the meeting to order at 5:03 p.m.

There was a quorum present.

There were no comments from residents.

The April minutes were approved.

Motion: Rick Second: Ted Approval: Unanimous

Management Report

Finances:

Operating: \$88.8k

Reserves: \$433.7k

Restricted: \$78.2k

Total: \$600.7k

Pool: The cover has been sent to Alabama for measuring and fabrication. A replacement will be back by the end of the season. The plaster at the bottom of the pool has been patched, however it needs to be completely replastered at the end of this season. Stewart will give the Board an estimate for the work. Stuart warns that since there are several layers of plaster in the pool, it will have to be sandblasted off and that will damage some or all of the tiles. There are voids behind some of the tiles, which will further necessitate removal and replacement. Steve Browning has fixed the leaks in the waterfall. The pool will open (this year) on May 13.

Treasurer's Report: Tom suggested that we need a policy in place for determining which expenditures come out of the operating budget and which come out of reserves. Can we determine a threshold? The collections policy of 2012, it turns out, was never ratified, so the Board needs to start the process of determining a collections policy from scratch. Virginia law allows for a 5% late fee if accounts are past due for 60 days. Email statements do not contain information about late fees or payment terms. This will be added to future emails until the e-statements themselves can be updated to show this information. Tom offered a motion to adopt a 5% late fee for accounts in arrears for 60 days or longer. It is possible to place a lean on a property when it is sold if dues or other fees are unpaid.

Motion: Tom Second: Jon Approval: Unanimous

Bob requested that we hold off on implementing this policy until the end of the 3rd quarter.

Motion: Bob Second: Lotta Approval: Unanimous

Long Range Planning: Lotta reported on the recent meeting of the committee. We have a preliminary list of needs and desires for the ANA as it grows with the development of Phase 3 and the remaining lots on Summit Ridge. The committee determined the most urgent need is to find an additional road for routine egress besides Lego Drive. After some discussion, Rick mentioned that he will help the committee by looking into possible egress points on the mountain.

Diverging Diamond Interchange (DDI): The Board discussed the pros and cons of making U-turns at the intersection of Rte. 250 and Hansen's Mountain Road. Bob presented a motion to formally protest to VDOT any U-turns at the intersection.

Motion: Bob Second: Jon Approval: Rick abstained from voting; all others voted in favor. The motion carried.

Drainage: Ted has been monitoring drainage during heavy rainfalls on Upper Lego. Most of the water cascades down the middle of the road. The Board still needs the Albemarle County Services Authority to clear leaves.

Speed bumps: Jon has discussed the possibility of additional speed bumps with John Wilson, an engineer at VDOT. An allowed speed bump measuring 1 foot wide and 22 ½ feet long would cost \$1,478. Drainage may be an issue. Jon will discuss this further with the Fire Marshal and report at the June meeting. He will also talk with Mr. Metcalf, the man who provides Ashcroft snow plowing service, about the feasibility of a speed bump.

Radar signs: Bob asked Jon to recommend options at the June meeting.

Bob adjourned the meeting at 6:57 p.m.

Motion: Ted Second: Jon Approval: Unanimous

Addenda:

Between the April and May Board meetings, the Board unanimously approved the following items over email, which approvals were ratified unanimously by the Board:

- The purchase of two replacement tables for the clubhouse. Cost: \$167.02.
- The replacement of the clubhouse vacuum cleaner.
- The purchase of an extension cord and a surge protector for the new television.
- The purchase of a new, longer ladder for the swimming pool. Cost: \$1,647.95
- The replacement of the pool filtration materials (sand) by BLUPro. Cost: \$2,239.75

