

Meeting of the ANA Board June 14, 2023
Minutes

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

Absent: Jon Gardner (VP), Ryan Miller (RPI Management Rep)

Bob Baumgartner called the meeting to order at 4:32 p.m.

There was a quorum present.

There were no other residents present.

The May minutes were approved.

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

Financials (Tom):

The financial statements are not due until the 15th of the month, so the current numbers are preliminary. The Board discussed moving the meetings to later in the month to remedy this; we will consider this for the upcoming year.

Cash on hand as of May 31, 2023:

Alliance Operating: \$90.7K

Alliance Reserves: \$86.8K

Alliance Restricted: \$3.8K

Funds in CDs: \$426.6K

Total Cash: \$607.9K

The current intermingling of accounts by the accountants is confusing. Tom suggested a process moving forward to insure that the operating and reserve cash accounts are properly separated and that transactions are posted to the correct cash accounts. This process will begin July 1, 2023.

Further, currently dues go into the operating account and are not transferred into the reserve accounts until the end of the year. This should happen quarterly. Tom suggested the following process:

On or about the 15th day of the third month of a quarter (March 15th, June 15th, September 15th, and December 15th), the total quarterly budgeted reserve assessment should be transferred from the operating account to the reserve account within Alliance Bank.

The Board approved this new transfer process.

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

Tom suggested that we try to do a better job estimating upcoming costs so that we can put more money into CDs. He plans to poll the board at each meeting on planned major

expenditures and keeping a running forecast going. He suggests that, in the future, we consider placing some funds into longer-term CDs, perhaps 3-year terms.

Rick: The reserve account is now correct; the amount in the accounts should be accruing interest constantly. What do we do with the funds that were misplaced and therefore did not earn interest? Bob moved that we not try to reconstruct interest but instead make sure it accrues properly moving forward.

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

Old Business:

Long Range Planning (Lotta):

All members of the committee have now edited and ratified the comments from the meeting in April. Moving forward, Lotta and Ida Lee will ask all members of the committee to categorize all goals listed in the document in the following manner: one-year goals; five-year goals; ten-year goals. In addition, all members should prioritize the items in each category. Lotta has requested that this be returned to her by August 1. We will meet again in early September.

Tennis court: The job accomplished so far by River City Tennis looks very good. Rick mentioned that the water is still puddling along the wall; the purveyor has already received extra funds to deal with this. It may not be enough to cover all the build-up of layers to prevent the puddling. Rick will negotiate this further with the purveyor and get a future agreement in writing. The puddling issue must be resolved before the painting of the court. Tom agreed to source pickleball nets and a storage chest.

Pool: What should happen to the \$7100 Rick saved Kim on insurance? We acknowledge that the life-guard salary has increased, as have all material costs. We need a careful accounting from Kim so that we can decide how to allocate the savings. Ted will address this issue with Kim and report back to the Board.

Upper Lego drainage: Rick's people have created a swale to direct rainwater into the ditch. It appears to be much improved.

Potential speed hump on upper Lego: Jon is in conversation with the fire marshal about this.

Radar speed signs: Tom presented the Board with various options. The cost will probably be \$3000 to \$4000. Tom will pursue this further and report to the Board at the next meeting.

Tremont guardrails: They need power washing, termite treatment, and repairs. Repairs will probably involve metal caps on the roughly 200 guard rails. The total cost for refurbishment will probably be around \$7500.

Removal of trees or tree limbs leaning across roads: Bob will contact affected owners before the removal, which will happen soon.

Website: Val and Ted will discuss how to adjust the reservation system to accommodate having two pickleball courts overlaid on the tennis court. We want to eliminate the possibility of scheduling tennis and pickleball sessions concurrently.

Rubber mulch on playground: Rick is researching where to purchase rubber mulch.

New Business:

Ratify email votes: the Board ratified the email vote to change the address of the clubhouse.

Letter to Mr. Weber of McGuireWoods concerning the application for solar panels on Summit Ridge Lane: The Board decided that the letter be sent as written by Bob.

Motion: Ted **Second:** Tom **Approval:** Unanimous

ARC checklist: On a related matter, the ARC needs a checklist of view easements of all properties. In disputes between neighbors concerning easement issues, the neighbors, not the ARC, are responsible for arriving at resolutions to such disputes. We may need more precise wording in the applications to the ARC to clarify this issue.

The policies in place need to define “structures” more carefully.

Westminster fence: Westminster had indicated it *may* allow the ANA to replace the fence at our own cost. We will investigate options, such as paint, landscaping, or addition of materials to the existing fence.

Collection policy (Tom): Tom and Bob had Dan Blom at [Chadwick, Washington et al](#) draft a new collection policy and shared the draft with the board. There were several questions, mostly related to the collection of delinquent accounts and how much latitude the Board has to negotiate payment terms. Tom will follow up with Dan for more clarity.

Ted moved to adjourn the meeting at 6:34 p.m.

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