

ANA Board Meeting August 16, 2023
Minutes

Present: Bob Baumgartner (President), Tom Timbie (Treasurer, via Zoom), Ted Miller (Vice President for Infrastructure), Jon Gardner (Vice President), Lotta Löfgren (Secretary), Rick Beyer (Member), Ryan Miller (RPI representative).

Community members: Bill Snow, Gay Goodwin

Bob Baumgartner called the meeting to order at 4:31 p.m.

There was a quorum present.

The minutes were approved.

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

Tom has recommended that we include all new policies passed by the Board in the minutes. All agreed. Lotta requested that all policy documents be sent to her over email so that she can easily append them to the minutes.

Management report:

Operating: \$104,350
Reserves: \$439,000
Restricted reserves: 82,600
Cash on hand: \$626,000

The landscaping contract with Piedmont Landscaping needs to be renewed, or we need to request bids from them and other purveyors. We will discuss how to proceed at a meeting on Monday, August 21, at 4:30 p.m. The new gardening committee will be invited to attend this meeting. The current contract with Piedmont is \$31,800. Ryan mentioned that many neighborhoods have considerably larger budgets for landscaping. Ted cautioned that whatever contract we decide on needs to be as specific as possible to avoid missing areas and services.

Treasurer's report:

Tom has sent out requests to all committees to make budget requests by September 7. There are some issues with the copying charges from RPI; some charges date back to 2022. Tom requested details on the projected Board expenses to the end of the year. He also requested that we consider now what big projects will need to be completed next year. Ted reminded us that the planned pool resurfacing contract is \$96,425, and that half of that will have to be paid this year before the work starts. Ted: the pumphouse and tree removal, the refurbishment of the retaining wall, and capping of the well, is estimated to cost a total of \$15,000. The Board approved C.J. Crawford's estimated cost of \$11,250 to remove up to five trees, remove the cinder block building, remove part of the retaining wall, and regrade the site.

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

We reviewed Rick's maintenance bill and approved the charges.

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

Tom requested an estimate from Rick on 2024 expenses. Rick suggested that he and Tom work on this on a quarterly basis. Rick mentioned that a lot of the work he does is impromptu and is therefore hard to budget. He will give Tom an estimate by September 7.

There was a discussion of whether we should ask for other estimates on the pool resurfacing, but Stuart Felte is acknowledged to be the best and most reliable in the area. Ted will send Bob the basic pool physical details for another firm to provide a second opinion of the project cost.

Metcalfe Tree Removal has begun the work on clearing tree limbs overhanging streets. Rick has power washed the guard rails on Tremont. He believes that the budgeted \$7,500 should cover these and future expenses to refurbishing the guard rails on Tremont and on upper Lego.

Old Business:

Long Range Planning (LRP): The members of the committee have offered their suggestions for the plan. We will meet again on September 11 at 6:30 p.m. in the clubhouse.

Tom has ordered the radar signs. The Board approved the cost of \$3,800 for the signs and their installation. This includes a new speed limit sign attached to the radar sign.

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

Playground: We will need about 100 cubic feet of new sand in the sandbox. Replacing the sand needs to happen on a regular basis.

Stilt grass: Bill Snow will send the memo to the neighborhood on Wednesday, August 17. Stilt grass should be cut before the end of September. Gay Goodwin reminded us that the revised covenants [are they covenants or ARC regulations?] require residents to mow their grass, including stilt grass.

Lotta suggested that we investigate hiring goats to eat the stilt grass on Association property. It is unclear whether goats eat stilt grass. She also observed that since we ask residents to control stilt grass on their own properties, the Board needs to tackle stilt grass on Association land. We understand that this might be extremely expensive. Rick guessed that the cost might be \$100,000 per year.

We discussed whether to buy more white slatted blinds for the rest of the main floor of the clubhouse and decided to defer the issue.

New Business:

There were no email votes and decisions to ratify this month.

Website and ListServ: Ted explained that Val has been working diligently to maintain the website and ListServ. Following the recent crash of the ListServ, Val determined it was best to shift to a GoogleGroups application. She has done a great job transferring all email groups to GoogleGroups. As a separate item, Val and Ted will be discussing the potential use of a website developer to revamp the existing website.

Bus stop: The County has alerted the Board that buses will no longer stop at all individual homes, as in the past. This is due to the shortage of bus drivers. Moving forward, buses will still stop at some homes, but there will be two major stops at the clubhouse and by the "T" of North Pantops Drive and Walnut Lane. This will necessitate careful directing of parents in cars and warnings to the neighborhood to be mindful of the start of school and of new traffic patterns. Jon is drafting a letter alerting all residents to the changes. The Board approved two signs to be placed near the roundabout, to cost up to \$100.

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

The Board approved new meeting dates for the Board: September 27, October 18, November 16, December 18. All meetings will be in the clubhouse at 4:30 p.m.

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

The Board went into executive session at 6:38 p.m.

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

The Board exited executive session at 6:47 p.m.

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

Bob reminded everyone to send their submissions to the Newsletter to Ida Lee Wootten by the end of the month.

Ted has ordered a new net to replace the damaged tennis court net. The broken door to the tennis court needs fixing. We are concerned about the vandalism to the tennis court and hope that parents will monitor their children who are near the courts.

Tom reminded the Board that we need to consider the reelection of officers. We discussed whether to increase the number to 7. If we do, the Bylaws need to be changed. We will consider potential candidates. The Board agreed that finding a person with young children may be a good idea. The Board should consider exactly what talents are needed and move forward accordingly. Bob asked Ted, as rising president, to consider the needs of future Boards.

The Board adjourned at 7:03 p.m.

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