

ANA BOARD OF TRUSTEES MEETING

September 27, 2023

MINUTES

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

Absent: Vice President Jon Gardner

There was a quorum present.

There were no other ANA members present, and no questions brought before the Board.

Bob called the meeting to order at 4:38 p.m.

Treasurer's report:

Operating funds: \$98,128

Reserve funds: \$437,314

Restricted reserves: \$82,220

Total cash and investments on hand: 617,662

Tom reviewed in detail the committee requests and anticipated costs for next year. Currently, the increase in anticipated and requested total operating costs is 15% higher than last year, an increase of almost \$30,000. He cautioned that we need to cut back where possible. We were able to trim some anticipated expenses; Tom will request more detailed and pared down requests from some committees, elimination of some requests, and consolidation of others. We would, however, like the Social Committee to plan a progressive dinner for next year. The Board will review the full budget for the upcoming year on October 11 with approval of the board planned for the November 16th.

Tom will request a transfer of cash from the Schwab money market fund to the Alliance reserve account to cover planned reserve spending through the end of the year.

Management report:

Ryan reported on various needed repairs and maintenance in Ashcroft. The fence at the bottom of Lego near Hansen's Mountain Road is missing two crossbars. Ditches and culverts throughout the neighborhood need maintenance. Stilt grass was removed on Tremont; the stilt grass in the woods running along Lego Drive above Anderson Lane will be removed next. We are still debating what to do about stilt grass in other common areas. We are considering various options for treating the fence at the bottom of North Pantops, owned by Westminster Canterbury. The surveillance cameras around the clubhouse have been ordered; half the cost has been paid. The Comcast bill, which had not been paid for three months, and which resulted in the disabling of the wifi system in the clubhouse, has been paid. Ted suggested that we pay it via autopay in order to eliminate these problems in the future. Ryan reported that he will be stepping down as RPI Board representative at the end

of the quarter. He will assist the new contact person in the transition throughout the quarter.

Long Range Planning:

The committee met on September 11 and arrived at a consensus document for the LRP plan. Plans for this year: We are implementing various improvements to the playground immediately; Lotta and Ida Lee will pursue emergency egress options; Jon will investigate the possibility of creating a walkway on lower Lego to the clubhouse.

Little libraries: Lotta will send an email asking if anyone in Ashcroft can built three little libraries if we provide the material; she will also ask for a volunteer to manage the libraries. At the moment, we are planning three little libraries in different locations: near the clubhouse, on Summit Ridge Trail, and on North Pantops.

Pool:

Ted has contacted two companies for estimates on replastering the pool. After some discussion, we chose a vendor in Northern Virginia. JW Contracting has been approved to do the work for \$82,052.

Motion: Ted **Second:** Lotta **Approval:** Unanimous

Bob recused himself from the discussion and vote because one of the vendors is his client.

Ted gave us an update on the process of capping the well near the pool (it is not in use). The County requirements to “abandon” a well are detailed. We approved \$485 for Jason Kyser to effect the soil engineering necessary to receive the permit.

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

Once we have the permit, Foster’s Pump and Well will do the work.

Following that, we can continue the excavation of the site, the removal of trees, and the refurbishing of the retaining wall.

Radar speed detection system: the radar speed detection system has arrived. We need to install a post. Tom has agreed to have it on his property, but we need to record that easement in the County Clerk’s office. Rick will contact his lawyer about reviewing the easement to assure proper form for recording in Albemarle County Land Records.

Guardrails: The work on the Tremont guardrails has begun. It took 35 gallons to stain all the posts. 110 caps have been ordered.

Rick is working directly with Andy Murphy to replace the bushes damaged by Metcalf Tree Removal in their process to remove overhanging branches from the streets. Andy is to decide on the types of replacement bushes he wants, and will provide a quote for the bushes from a local nursery

Westminster fence: Rick will clean the fence and paint a portion of it on our side as a test. Bob will contact WMC to apprise them of our plans and obtain Westminster's approval. We will pay all the costs. We approved the expense of this project.

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

The Board approved the tree removal on Association property behind the lot owned by T.J. and Lauri Wilson.

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

Technology: Ted has been in discussion with Rise Above Creative to take over the website. The demands are now too involved and time-consuming for Val. The scheduling system needs overhaul. We also need a way to store all kinds of documents on the website. Ted will discuss the cost of various packages and discuss at the next Board meeting.

RPI: Bob presented a contract amendment with RPI, which now follows legal guidelines concerning termination of management contracts. See **attachment**. We approved the amendment as written.

Motion: Lotta **Second:** Rick **Approval:** Unanimous.

Tom discussed a duplicate payment of \$14,100 made by RPI to the vendor that built the fence around the pool that occurred in 2022. Tom discussed this issue with the vendor and the owner agreed to repay the overpayment in two installments. Further, RPI agreed to refund their management fee of \$1890 charged on the overpayment. A letter agreement describing the terms of the repayment arrangement from the vendor was reviewed with the board. The Board approved the repayment agreement.

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

Since the Board had not finished its agenda by 7 p.m. it agreed to conduct an extra meeting at 8 a.m. on Saturday.

Meeting adjourned at 6:58 p.m.

Motion: Lotta **Second:** Ted **Approval:** Unanimous