

Meeting of the ANA Board
December 20, 2023
Minutes

Present: President Bob Baumgartner, Vice President Ted Miller, Vice President Jon Gardner (via Zoom), Treasurer Tom Timbie, Secretary Lotta Löfgren, Member and Developer Rick Beyer, RPI representative Brian Gallagher

Bob called the meeting to order at 4:10 p.m.

There was a quorum present.

There were no visitors at the meeting and no questions put forth to the Board by residents.

The November minutes were approved.

Motion: Ted Second: Rick Approval: Unanimous

Financials:

Operating: \$91.3K

Reserves: \$341.6K

Restricted reserves: \$86.2K

Total cash and investments: \$519.1K

\$6,000 from restricted reserves were moved to a Schwab money market account, where it earns more interest.

RPI has refunded the overpayment of the fence.

Metcalf has not yet billed us for tree maintenance, which means that the bill carries over into 2024. We have budgeted \$15,000.

Some legal bills have yet to be paid.

Manager's report:

Payments are now running smoothly, aside from some lingering issues with Comcast. They will be corrected by next month. Brian is working with Doug to be the consistent contact person and liaison between RPI and the Board.

Tom pointed out that Doug has not yet fulfilled all the agreements in the signed "Letter of Agreement" between RPI and the Board; the December 15 deadline has passed. Tom wondered if he should address this directly with Doug, but Brian suggested that he be the contact person even on this issue.

Bob commented that the "resale disclosure" forms distributed to all new residents need to be updated; we must quickly make sure that the HOA Disclosure packet contain all documents that the state requires. All properties sold since 2017 need to be accounted for in the Supplemental Declarations.

The annual meeting of the membership will be on January 24 at 6:30pm. Brian is working now on getting all the materials out to all residents.

Long Range Planning: the committee met on December 17. It will devise and mail out a questionnaire to the membership in late January to gauge interests and concerns about growth and development of the neighborhood. Ida Lee's son will coordinate with Rick about new drone footage of the East Ridge; the moneys have been approved.

Landscape committee: The landscape committee will meet in the middle of January. It will begin planning the redesign of the traffic circle, with the understanding that VDOT should be apprised of its plans. The committee will begin planning the re-landscaping of the area around the clubhouse and the pool.

Lotta mentioned that the landscape committee wants to know what the plans are for the sign (or the absence thereof) above the clubhouse. Rick suggested we could remove the pillars or move the plat over the East Ridge there. We will ask the landscaping committee for its thoughts and suggestions.

Little Free Libraries: Milton Adams is building a library that will go on the common land off Sassafras Lane; Carolyn Adams will monitor and maintain it.

Nominations: three residents have agreed to stand for election to the Board; the election takes place at the annual meeting in January.

VDOT has signed and sent back the agreement that allows Metcalf to plow lower Lego.

Infrastructure:

The pool cover has been installed; the pool has been prepared for the winter.

The work to repair the cinder block wall and building has begun. Rick recommended clearing the land around the well that will be removed so that it can be more easily reached.

The speed monitoring radar will be installed next week; the easement of a portion of Tom's land, where the radar will be installed, has been signed and recorded.

The Board has received two landscaping contracts; it decided to remain with Piedmont Landscaping, at least for the near future. Brian will monitor the work of the landscaper. We will provide Piedmont with a diagram of the areas it needs to manage.

Motion: Bob Second: Rick Approval: Unanimous

Rick's people will paint the fence between Ashcroft and Westminster Canterbury in the next couple of weeks.

Rick will provide an estimate for clearing the land and adding gravel along the road next to the volleyball and basketball courts in order to increase parking.

Rick reported that the roads on East Ridge are wide enough not to require guard rails.

Someone clearing the new (temporary) Red Trail noticed a cylindrical structure about five feet across that looks like an old well; it descends at least ten feet from ground level. The

top, though heavy, is almost rusted through. It has since the discovery been locked with a padlock and is now secured.

Old business decision item:

Bob, Ted, and Lotta are authorized to communicate and/or meet with Dr. Tejada and Mr. Summers. Motion to record and accept motion passed via email between the November and December Board meetings.

Motion: Bob Second: Ted Approval: Unanimous

New Business:

Listserv: Bob asked if we should allow children in the neighborhood to peddle their wares or advertise activities that they are involved in. Currently, such activities are not allowed. We will ponder this in February.

The company supplying the AED pads recalled them, then sent pads for infants and children; they are now being replaced with the proper adult size pads.

The Board went into executive session at 5:26 p.m.

Motion: Bob Second: Ted Approval: Unanimous

The Board exited executive session at 6:02 p.m.

Motion: Ted Second: Tom Approval: Unanimous

The Board adjourned at 6:03 p.m.

Motion: Lotta Second: Ted Approval: Unanimous