

26 October 2018

Board of Directors Meeting Minutes

Board Members Present: Clark Ackerman, President (21); Tracy E. Usry Vice President (21) Dave Cullin, Treasurer, (20); Michele Robinson (20); Dale Breer (19).

Board Members Absent: Dave Fedorchek, Secretary (19); Sharon Poole (19)

1. Call to Order: 1903 hrs.
2. Public Comment: None
3. Previous Minutes of 15 September 2018 and 10 October 2018: Accepted. Dave Cullin made motion for acceptance, 2nd by Tracy Usry. Unanimously accepted.
4. Treasurer's Report (Dave Cullin):
 - a. Received \$250.00 from Silber (Lot 111) previously provided by Board for clearance of Timber Trail of debris from Lot 112. Lien in process of being placed on Lot 112 for failure to reimburse Board for debris clearance from Lot 112. Lot 112 sold to Silber, who agreed to reimburse Board in order that sale be completed.
 - b. One lot in arrears for 2017 dues.
 - c. One Lot in arrears for 2017 and 2018 dues.
 - d. To date all resale packages have been paid for in 2018 (6).
5. Architectural Control Committee (Michele Robinson):
 - a. Lot 89 erected shed without ACC approval. Ongoing discussions with ACC Chair.
 - b. Complaint of overhanging tress on Ellis Way, tabled until addressed with photos to support. Dave Cullin will review.
 - c. Complaint of trees being cut down between Lots 7 and 9. Lot owner for lot 9 will have survey completed to determine who owns tress. Tabled until receipt of results of survey.
 - d. Lot 111 indicated still problem with downed trees on Timber Trail, may need to be pushed further off road. Tabled until tree locations reviewed.
6. Common Area Maintenance Committee, (Michele Robinson):
 - a. Michele Robinson indicated she knew someone who might repair dock. Will follow up.
 - b. Fall Clean Up was cancelled due to weather. To be rescheduled for this coming Spring.
 - c. Brian Riley (or the CAM) has an action to cost out replacement of steps at the dock.
7. Road Committee, (Dave Cullin/Tracy Usry):
 - a. Discussed use of Aquaphalt to patch potholes. DOT approved.
 - b. Road side spraying for weeds and grass encroachment is postponed until Spring 2019.

Motion to approve all committee reports? (Not required that I can see)

8. Old Business:
 - a. Snow Removal
 - i. Proposal from Potomac Paving insufficient: They cannot provide plowing for side roads.
 - ii. Dale Breer will contact Grasshopper to determine if they can plow HOA roads this season.
 - b. Fine Structure:

- i. Each Board member to research and consider options for discussion at next Board meeting. Possible outcome to include new rules.
 - c. Stakes for Dock area – Usry will purchase (6) to block off private property on Lot 37.
 - d. Audit of the Bank Records completed by Tracy Usry.
 - e. Left-over building material on Lot 118 still needs to be removed – Lot owners has reached out to the builder.
 - f. Revision to the 5-Year Maintenance Plan (including the roads) is still being worked in conjunction with revisions to the Budget for the HOA (joint effort between Road Committee and the Common Area Maintenance Committee).
- 9. New Business
 - a. Motion by Tracy Usry to purchase two Bar-B-que grills for common area at dock. Motion 2nd by Dave Culling. In favor: Usry, Cullin, Ackerman, Breer. Again: Robinson. Motion passed.
 - b. Annual Meeting: Michele Robinson will reserve room in King George Library for annual meeting. Tentative date: February 9, 2019
 - c. James Buckley (Lots 101, 103) will brief Board on results of improvement of Panorama Trail. Date and Time: 19 Nov 1900 – 2130 hrs.
- 10. Next Board meeting: 3 December 2018, 1900 hrs. at Michele Robinson’s house. 14095 Blackcastle Court. Motion to adjourn 2040 hrs. – Michele Robinson. 2nd by Dave Culling. Unanimous.