

LEXINGTON MEADOWS BOARD OF DIRECTORS MEETING

Minutes

March 29, 2016

Call to Order: Meeting was called to order at 6:30 pm by President Mary Grant. Board members Patti Keller, Mike Ryan, and Linda Barber were present. Towne was represented by Jim Slohm. See **Attachment 1** for a list of resident guests.

Mary Grant welcomed the audience and invited resident guests to speak up during the Open Forum session and reminded guests that there was to be no interaction between the guests and the Board during the “Closed Session.”

Open Forum for Residents:

- Tom Sullivan, 1779 Yardley, noted that a section of his driveway has sunk approximately 1½ inches. Board will add this to its 2016 concrete repair “wish list.” Tom also mentioned that his patio has been sinking.
- 6655 Hedington resident Jimmy Colombotti noted two Hedington residents who are not cleaning up after their dogs. The Board noted that this will not be tolerated and the violators will be notified and fined.
- Ida Peavler, 6611-2 Brigham, reported that a stump behind her unit is exuding a noxious slime. Towne will investigate.
- 6591-4 Brigham resident Kim Ash had several concerns. There is a dead pine tree in front that should be removed. Last year’s asphalt work did not meet her standards. She said that the recycling dumpsters were “dumb” and took up valuable visitor parking spaces. And she also stated that the pool was closed too early last year.
- Steve Collins, 6661-1 Hedington, had an issue with the bookkeeping of moving \$22,000 from the operating fund to the reserve fund. He also had an issue with some of the new plants and who is going to take care of them.
- 6641-4 Hedington resident Barb Fox was critical of the snow removal and de-icing after the late season snow.

Review & Approve February Minutes and Motions Log: The Board unanimously approved the minutes from the February 23rd Board meeting. The Board also unanimously approved the Motions Log. Jim Slohm will send out copies of the approved minutes to residents using the OneCall system.

Committee Reports and Newsletter Editor Report

SOCIAL COMMITTEE

Social Committee Chairperson June Shaffer provided a report in writing on recent and upcoming Social events and submitted the following Social events schedule for upcoming months:

May:

- Every Tuesday Morning @9:00 A.M., we will play Cards/Dominoes, in the Clubhouse.
- The First Wednesday, May 4, 2016, @6:00 P.M., we will play Texas Hold'em, in The Clubhouse.

- The Second Wednesday, May 11, 2016, @9:00A.M., we will meet at The Cracker Barrel Restaurant on Wilmington Pike for the Breakfast Club.
- Every Thursday Morning @9:00 A.M., we will meet for Coffee Club, in The Clubhouse.

June:

- Every Tuesday @9:00 A.M., we will play Cards/Dominoes, in The Clubhouse.
- The First Wednesday, June 1, 2016, @ 6:00 P.M., we will play Texas Hold' em, in the Clubhouse.
- The Second Wednesday, June 8, 2016, @9:00 A.M., we will meet at the Cracker Barrel Restaurant on Wilmington Pike for the Breakfast Club.

On Saturday, **June 11, 2016 @ 2:00 P.M.**, we will have a "Community Picnic" in The Clubhouse. The social Committee will provide Chicken from KFC, coffee, soft drinks, and utensils and plates. Each guest attending, please bring your favorite dish to share. Come join in the fun with your neighbors!!

NEWSLETTER and WEB SITE

The next newsletter is scheduled to be published in late May. Send inputs to Linda Barber by May 15th at: lbar.yardley1720@gmail.com

Mike Ryan reported that he is still waiting for a web site proposal from independent developer Kelly Nation. The web site would replace the web site hosted by Towne.

CLUBHOUSE, POOL, and MULTI-UNIT HALLWAYS

Cindy Cope provided a written report on recent and future Clubhouse bookings.

Residents can make Clubhouse reservations by calling Clubhouse Rental Coordinator Cindy Cope at **396-1863**.

TREASURER'S REPORT

Treasurer Patti Keller provided an overview of our Finances. She noted that we currently have a total Reserve Fund balance of \$224,310.

Patti reported that the Association has signed an agreement with Dynegy Energy Services to supply electricity at \$0.0539 per kilowatt hour beginning with the May billing.

Jim Slohm submitted projected reserve expenses for 2016:

- | | |
|--|----------|
| • Swimming Pool Repairs | \$29,000 |
| • Aristocrat Pear Tree Removal – Hedington | \$4,000 |
| • Tree Replacement – Hedington | \$6,000 |

As a reminder, Finance Committee meetings are held at **7 p.m.** on the **Wednesday** before the following week's Board meeting on the last Tuesday of the month.

Delinquency Report

There are currently 11 delinquent accounts and one owner in bankruptcy. Total amount in arrears is approximately \$17,860.

Work Order Summary

The Board reviewed the Work Order Summary and all outstanding issues have been resolved.

Landscape and Architectural Improvement Applications

The Board reviewed several Architectural and Landscape Improvement Applications, as follows:

ARCHITECTURAL IMPROVEMENT APPLICATIONS

- **1794 Yardley** – Board voted 4-0 on a motion to approve, with conditions, an application to install a retractable awning. (MID-20160329-1)
- **6615-1 Hedington** – Board voted 4-0 on a motion to approve installation of a satellite antenna. (MID-20160329-2)
- **1746 Yardley** – Board tabled application for chimney repairs at association expense until chimney has been inspected and evaluated.
- **1758 Yardley** – Board voted 4-0 on a motion to approve, with conditions, installation of a cable under the driveway. (MID-20160329-3)

LANDSCAPE IMPROVEMENT APPLICATIONS

- **1746 Yardley** – Application for Association to plant a tree was tabled. Application will be included with all new landscaping plans for prioritization.
- **6615-1 Hedington** – deferred. Jim Slohm will contact owner.

Landscape and Grounds

The Board has selected Cundiff to remove 10 Aristocrat Pear trees on Hedington at a cost not to exceed \$4,200. Removal will begin in a few weeks.

Board voted 3-1 to pass a motion to approve a \$25,000+ contract with American Pride for a large-scale, community-wide landscaping improvement proposal. (MID-20160329-4)

Rules and Regulations

The Board met on March 11th to make their final changes to the draft ***Rules and Regulations*** update. Draft was sent to our attorneys at Kaman & Cusimano for comment and approval. The goal is to have the approved final draft ready to go to the printer before beginning distribution at the annual meeting on May 10th.

Manager's Report

No issues. See **Attachment 2** for the Manager's Report. Jim Slohm provided tailored responses to Linda Barber's "Board & Property Manager Open Item" list.

Old Business:

- **Multi-unit Wallpaper:** Board voted 4-0 to approve a motion to purchase 6 rolls of wallpaper at a cost of \$883. Wallpaper will be stored and used for repairs in the multi-unit hallways as needed. (MID-20160329-5)
- **2015 Annual Meeting minutes:** Board unanimously approved the draft minutes of the 2015 Annual Meeting. Minutes will be distributed to owners at the May 10th Annual Meeting.

New Business:

- **Swimming Pool Repairs:** Board voted 4-0 to approve a motion to accept a proposal by SwimSafe to make repairs to the pool and surrounding areas at a cost not to exceed \$29,000. (MID-20160329-6)
- **Printing Revised Rules and Regulations:** Cost to print 250 copies of the revised Rules and Regulations will not exceed \$1,000.
- **AT&T Phone Service:** The AT&T contract for phone service in the Clubhouse is set to increase from \$40 to \$46.
- **Pond RipRap:** Jim Slohm will research need and cost for additional riprap surrounding the detention pond.
- **Time Warner Digital switchover:** We will need to order 3 digital adapters for the Clubhouse televisions to be ready for Time Warner's digital switchover on April 12th.
- **VA approval request:** The Board agreed to table a request to make our documents and processes compliant with VA loan standards. Further research is required.

Reminder – Annual Meeting:

The Annual Homeowners Association meeting will be held at the Far Hills Church, 5800 Clyo Rd, May 10, 2016 @ 7pm. Formal notice and proxy ballots were mailed to all owners in early April.

Adjourn Meeting: Meeting was adjourned at 9:45 pm.

NEXT BOARD MEETING: April 26, 2016 @ 6:30 pm



MICHAEL F. RYAN

SECRETARY, LEXINGTON MEADOWS CONDO ASSOCIATION

4/24/2016

DATE