# **MINUTES**

**Board Meeting**

**August 5, 2020**

#### GREENE MILL PRESERVE

#### Greene Mill Preserve Clubhouse

#### 41080 Solti Way

**Leesburg, Virginia 20175**

# **BOARD ATTENDEES**

# Joe Payne – President

Chad Thompson – Member at Large

# Nick Holmes – Treasurer

# Stephanie Duffy – Secretary

# **OTHER ATTENDEES**

Kevin Miller – Sentry Management Inc.

# **CALL TO ORDER**

# Board meeting called to order at 7:02pm

**MEMBER COMMENTS**

None

**AGENDA**

Chad motioned to approve agenda, Nick second, approved.

**MEETING MINUTES**

Stephanie Duffy motioned to approve meeting minutes from 5.27.20, Chad second, approved.

**PRESIDENTS REPORT**

Currently, we need to determine how we will hold the annual meeting, particularly elections. Mail-in ballots or a virtual method?

**ACTION**: Kevin will reach out to attorneys to determine how we can proceed.

**TREASURER REPORT**

Nick: We renewed our CD for 12 months. We also need to get a new contract for Sentry beyond 2020. Awaiting final invoices and credits from American Pool for the 2020 pool season. We should have upwards of 18k in credits to apply towards next year’s season.

Kevin: Signing authority is out of date and needs to be updated for banking.

Board determines Sentry should have signing authority to keep continuity.

**MANAGEMENT REPORT**

Kevin: Tot lot repairs and cleaning have been completed, gazebo repairs complete. Several reimbursements for special events and signage have been distributed. A formal letter was sent to homeowner regarding erosion issue and common area.

**UNFINISHED BUSINESS**

ADT - Chad has questions regarding ADT billing and monitoring. Kevin confirms ADT only monitors fire for the clubhouse.

**NEW BUSINESS**

1. Chad motions to affirm the electronic vote on closing the pool for the 2020 season, Nick second, approved.
2. Joe addresses landscaping company and need for new service.

**ACTION**: Kevin will send out RFP for new landscaping companies.

1. Updated Security Cameras – Chad is engaging Comast about wifi and router updates, as well as researching other companies/options.
2. Envision GMP- Nick is trying to set up a meeting with committee volunteers. First order of business will be to esatablish a charter.
3. Covenants Committee – Although self improvement projects are appreciated, homeowners are not following weed mitigation, cutting, edging, and submitting applications within the guidelines of the HOA. Edging sidewalks, cutting trees, and mitigating weeds in the yards and the curb need to be maintained. GMP website has all the info necessary, but if you have questions please reach out to Chad or anyone from the Covenants Committee for assistance.
   1. Kevin – 4 outstanding violations from the annual review that have not been resolved.
   2. Chad has a list of offenders that will be provided to Sentry for violation letters.
   3. Stephanie questioned ability to fine offenders. Offenders cannot be fined unless it is explicity written in the by-laws, which we would have to change in order to do so. Changing the by-laws requires 80% approval of homeowners. Right now our only course of action is to send a violation letter and if the issue isn’t corrected, the HOA can do it themselves and bill the homeowner.

**NEXT MEETING**

Wednesday, October 7, 2020; 7pm

**MEMBER COMMENT**

Question regarding traffic issues and possibly getting cameras.

Chad – Loudoun County has been informed and set up monitoring stations and additional patrols. They’ve put up speed monitors, but folks have a tendency to abide by speed once they see it.

Joe – Putting in the speed humps and signs were the most we could put in because of the design of the neighborhood after a traffic study.

Homeowners can reach out to the Sheriff’s Office if they get a license plate. We can continue to reach out to VDOT, but calls into the Sheriff will have them send out more patrols, so continue to call in.

**ADJOURN MEETING**

Adjourn 7:41 pm