

**MINUTES
BOARD OF DIRECTORS MEETING
April 17, 2017 7:00 PM**

**GREENE MILL PRESERVE
Greene Mill Preserve Clubhouse
41074 Solti Way
Leesburg, Virginia 20175**

BOARD ATTENDEES

Joe Payne – President
Jeremy Baker – Vice President
Randy Duncan – Vice President
Kerry Oldfield – Treasurer
Katie Kutch – Secretary

RESIDENTS IN ATTENDANCE

Scott Bergeron – 22410 Dinah
Paula Duncan – 22357 Harrier
Kathy Landmesser – 22380 Aging Oak
Michael Landmesser – 22380 Aging Oak
Patty Waschitzki – 41040 Waxwing
Irene Ward – 22472 Dinah

OTHER ATTENDEES

David Prutz – Sentry Management Inc.

CALL TO ORDER

Mr. Payne called to order the April 17, 2017 Greene Mill Preserve Board of Directors meeting at 7:05 p.m.

APPROVAL OF MINUTES

Meeting Minutes from February 15, 2017 were presented and accepted as written. This motion passed unanimously.

PRESIDENT'S REPORT

There is nothing to report at this time.

TREASURER'S REPORT

Treasurer summarized the Treasury Report. Treasurer would like to transfer \$75,000 to 4 year CD and another \$75,000 to 4 year CD for a total of \$125,000. The motion for the first CD had been approved in February. Both for Freedom Bank. The motion for the second CD passed unanimously.

COVENANTS COMMITTEE

The chair noted one outstanding architectural modification for the committee.

GROUNDS AND LANDSCAPING COMMITTEE

The chair summarized the work done throughout the neighborhood for grounds and landscaping the first application down on turf, mulch and winter cleanup. The pumps are in the pond and minnows and blue gill are stocked. Other fountain is being repaired. The committee is also looking at dead tree removal and a landscape plan for the entire area. The motion to add gazebo and pergola uplighting for a budget of \$6000 passes unanimously.

SOCIAL COMMITTEE

The Social Committee noted an expenditure of a 6-foot plastic table and eight large black plastic drink tubs to be used for events. The cost was \$96.44, noted that it should not be deducted from the Social Committee budget. Upcoming events include the GMP community yard sale with ads in the Loudoun Times Mirror, the Market Place and Loudoun Now for a cost of \$48.60. The Easter events totaled \$215.37. The egg hunts and pictures with the Bunny were a huge success.

TRAFFIC CALMING COMMITTEE

Update from the President:

- Summarization from Loudoun County and VDOT meeting
- 80% of neighborhood must sign off on plan
- Official plan from VDOT and Loudoun
- Rough Draft is two speed humps at Waxwing and Black Branch and a stop sign at Indigo
- \$200 Speeding Fines
- New signs for children
- Striping to create a bike lane out by the front
- No cost sharing

MANAGEMENT UPDATE

The following items were brought up in the Management Update:

- Clubhouse cleaned
- Country Casual is completing teak benches but will not install with L brackets to concrete
- Circulator in pond is being prepared
- Pond is stocked with minnows and blue gill
- See Dirt Run refinishing picnic tables
- Lease information

- Complaint resolution
- Pool Contract in place with American Pool
- David turnover with Susan Miller
- Set a date for Covenants inspection

OLD BUSINESS

The following items were brought up as Old Business:

- Pool Contract
- Complaint Resolution
- CD Ladder

OPEN FORUM

The following items were brought up during Open Forum:

- Who gets violation notices - renters or owners
- Website
- Encouragement of not getting involved with business on NextDoor
- Wednesday event with TransCanada gas

NEW BUSINESS

The following items were brought up as New Business:

- Tree proposals Potomac Tree and Shrub – four votes in favor and one abstain.

NEXT MEETING DATE

The next Board Meeting is scheduled for September 19, 2017 at 7:00 PM in the clubhouse.

ADJOURNMENT

The meeting was adjourned at 8:29 PM and to an Executive Session that began at 8:30 PM. The Executive Session was adjourned at 9:01 PM.

Respectively submitted by,



Katie Kutch
Secretary of the Board of Directors

DATE APPROVED: 9/19/17