

Meeting Minutes – 1/6/2021 6:30 pm start

Attendance:

1. Chris Hastings
2. Nathan Pomeroy
3. Aron Frizman
4. Eric Rodeheaver
5. Mike Blackburn

Board changes effective 1/6/2021

Outgoing President – Chris Hastings

Outgoing Secretary - Maureen Sartain

Position Change from Treasurer to Vice President - Nathan Pomeroy

New President – Mike Blackburn

Change to Vice President – Nathan Pomrey

New Treasurer – Aron Fizman

New Secretary – Eric Rodeheaver

- Yearly carry over should not be a significant amount.
 - **Decision - Goal \$5-10k of back-up maintenance funds**
 - **Vote – all approved**
 - 2-3 year Goal – Establish ongoing Tree Maintenance Program
 - Goal to plan and budget for upcoming tree maintenance in upcoming years
 - Chris to share previously used tree maintenance vendor
- Mowing
 - Review HOA map and identify HOA common areas where we do not need outside vendor to mow
 - Structures can't be installed on common spaces
 - Potential minimal savings if residents mow green space
 - Biggest savings would likely come from keeping vendors honest and do a neighborhood survey.
 - Pick 2021 vendor and review potential for eliminating space to mow
- HOA Management Company
 - Questions around value they provide for the cost
 - The obvious problem is going to be level of enforcement and “letter of the law” interpretation of bylaws.
 - Current contract company was not responsive and did not relay budget concerns
 - **Decision – Dissolve contract with HOA management company**
 - **Vote - all approved**

- Chris to reach out to brother-in-law to setup a meeting to review requirements and rough order of magnitude estimate for website development and maintenance cost.
 - Need to discuss quotes after introductory information is received
- Aron and Mike to be added to account at PNC bank and Chris removed. Decision to move to another bank discussed
- Dues
 - **Decision – Increase to \$250 dues due by March 1st**
 - **Vote all approved**
- Pool committee
 - **Decision - Lobby for people to join and be involved – 3-5 people**
 - Vote – 3 yes (Aron, Mike, Nathan)
 - Vote – 1 No Eric
 - Eric Rodeheaver requested to be part of pool committee.
 - Pool requirements were clear via amendment. Need to formalize process for approval. For example who decides if pool would not create water flow issue
- Discussion on 2021 block party (no cost to HOA) for resident gathering post COVID
- Prospective day for Annual Meeting – Wednesday, February 3, 2021 at 7pm EST.

Adjourned 8:00