

Hollymead Board of Directors Meeting Minutes

For April 11,, 2016

Subject: Board of Directors Meeting
Date: March 14th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza	x		<input type="checkbox"/>
Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs	x		<input type="checkbox"/>
Wes Kidd		x	<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- Sommer Chase pond/ lake still be cut and not keeping the 10 feet to eliminate geese
- Sommer Chase pond polluted with trash and garbage
- Big lake fishing quality has gone down, grass carp has decimated the weeds and the natural grass that grows around the lake

DISCUSSIONS:

- Grounds Committee: Luke Marshall- sig zag path to pond/lake to help eliminate geese, playground... Luke put down wrong mulch, drainage issue by pool,
- Activities Report: yard sale
- Pool Committee: Signed contract with Swim Club Management and reviewed punch list of repairs suggested by committee and SCM.
- Legal Committee Report: No date given, nothing has changed since last meeting. Ryan suggest that a date may be selected by next meeting.
- Nominations Committee: Condo Owner> John Rallston
- Annual Meeting planned of April 11th 2016

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Greg seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the February 2016 meeting minutes. Greg seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Tim makes a motion to approve suggested pool repairs based on the actual proposal numbers being \$16k Brian Seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

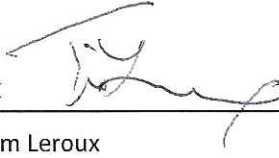
Procedural Motion: David makes motion to go into executive session Greg seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting at 9:17pm. Greg seconds.


7 in favor / 0 opposed / 0 abstentions. Motion Passed


X 
Paul Moruza

X 
Tim Leroux

X 
Robert Mullinax


X _____
Barbara Kittel

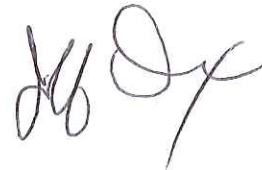
X 
David Pedrick

X 
Brian Drake

X _____
Greg Burroughs

X _____
Wes Kidd

X 
Ryan Rakness



Hollymead Board of Directors Meeting Minutes

For March 14, 2016

Subject: Board of Directors Meeting
Date: February 8th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
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Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs	x		<input type="checkbox"/>
Wes Kidd	x		<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- No homeowner comments

DISCUSSIONS:

- Pool Management companies presented their proposals to the board of directors. Swim Club Management, Douglas Aquatics and Hammerhead LLC.
- Architectural review board: discussed request for 1775 Sourwood Place: still under review
- Grounds report: Easy Lane issue still ongoing
- Electronic votes by the board must receive a response back from ALL board members. Even if they do not agree a response is mandatory.
- Drain issue by the pool is still a problem. Grounds company Luke Marshall is concerned with this issue.
- Legal report: Ryan advised the board and property manager to be careful what we put in an email.
- Nominations report: still have one seat open.
- Strategic Planning: paving of asphalt paths: still waiting on proposal from Finely.
- Susan took action to contact HOA attorney regarding how we communicate with homes affected by the easements for the walking path.
- Susan took action to schedule the bulk pick up for the community in late April
- Susan took action to contact Goldklang to see if they will reduce the fee for the tax prep
- Annual meeting planning for April

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Greg seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the January 2016 meeting minutes. Greg seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes a motion to approve 2015 Audit and Tax Prep to Paul Kahline CPA Robert
Seconds

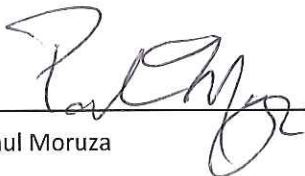
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Procedural Motion: David makes motion to go into executive session Greg seconds

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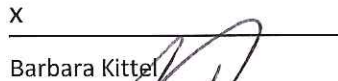
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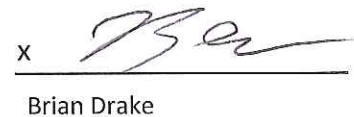
X 
Paul Moruza

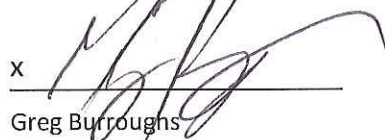
X 
Tim Leroux

X 
Robert Mullinax

X 
Barbara Kittel

X 
David Pedrick

X 
Brian Drake

X 
Greg Burroughs

X _____
Wes Kidd

X 
Ryan Rakness

Hollymead Board of Directors Meeting Minutes

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Subject: Board of Directors Meeting
Date: February 8th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
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David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs	x		<input type="checkbox"/>
Wes Kidd	x		<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- No homeowner comments

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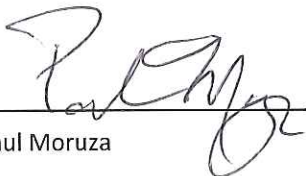
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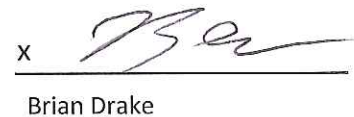
X 
Paul Moruza


X 
Tim Leroux

X 
Robert Mullinax

X 
Barbara Kittel

X 
David Pedrick

X 
Brian Drake

X 
Greg Burroughs

X _____
Wes Kidd

X 
Ryan Rakness

Hollymead Board of Directors Meeting Minutes

For February 8, 2016

Subject: Board of Directors Meeting
Date: January 13, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
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Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs		x	<input type="checkbox"/>
Wes Kidd	x		<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- No homeowner comments

DISCUSSIONS:

- Architectural review board: discussed request for 1775 Sourwood Place: still under review
- Grounds committee: reports that there is a large area of over grown vegetation at the pond between Easy Lane and Sourwood Place- Susan took action to request bids from a few companies to remove.
- Legal committee: Ryan gave a brief about the lawsuit and informed the board that the appeal has been files.
- Legal Committee: the board discussed possibly poling the residents to see if there is anything the community would want to do if the case is lost.
- Board vacancy- Barbara has officially stepped off the board.
- Pool Committee: reported that Carey resigned from wanting to management the pool for 2016
- Pool Committee: Pete Chapman has expressed interest in the pool contract and the board is also requesting proposals from Douglas Aquatics and Swim Club Management
- Pool Committee: Susan took action to review the swim club revenue account to determine if there was a coding error or if they swim club never sent in their payment.
- Susan took action to consult with legal regarding easements and also contact the county to determine the ownership of the walking path along Hollymead Drive
- Trash Committee: Susan took action to send an email reminder to the community regarding Christmas Tree pick up this Saturday 1/16/2016
- New Business: David spoke about Ting a new internet provider in the Charlottesville area. Requesting homeowners to subscribe.

- Management Report: Susan requested a motion for the Assignment of Management Agreement to be signed. This form is to assign Hollymead's current contract with Horizon Community Services to Sentry Management because of the merger between the two companies
- Susan took action to try and organize the delinquent report by the highest \$ amount

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Wes seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the December 2015 meeting minutes. Wes seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes a motion to sign the assignment of management agreement Robert Seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to go into executive session Robert seconds

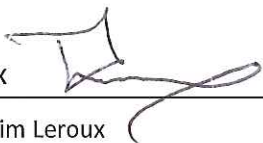
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Procedural Motion: David makes motion to adjourn meeting. Wes seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed

X _____

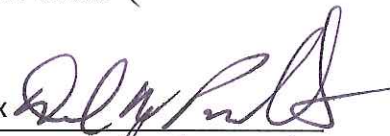
Paul Moruza

X  _____
Tim Leroux

X  _____
Robert Mullinax

X _____

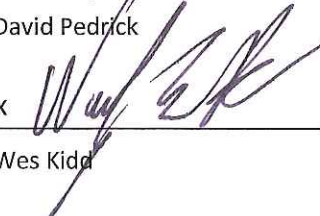
Barbara Kittel

X  _____
David Pedrick

X  _____
Brian Drake

X  _____

Greg Burroughs

X  _____
Wes Kidd

X  _____
Ryan/Rakness

Hollymead Board of Directors Meeting Minutes

For February 8, 2016

Subject: Board of Directors Meeting
Date: January 13, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
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Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
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Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs		x	<input type="checkbox"/>
Wes Kidd	x		<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- No homeowner comments

DISCUSSIONS:

- Architectural review board: discussed request for 1775 Sourwood Place: still under review
- Grounds committee: reports that there is a large area of over grown vegetation at the pond between Easy Lane and Sourwood Place- Susan took action to request bids from a few companies to remove.
- Legal committee: Ryan gave a brief about the lawsuit and informed the board that the appeal has been files.
- Legal Committee: the board discussed possibly poling the residents to see if there is anything the community would want to do if the case is lost.
- Board vacancy- Barbara has officially stepped off the board.
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- Pool Committee: Pete Chapman has expressed interest in the pool contract and the board is also requesting proposals from Douglas Aquatics and Swim Club Management
- Pool Committee: Susan took action to review the swim club revenue account to determine if there was a coding error or if they swim club never sent in their payment.
- Susan took action to consult with legal regarding easements and also contact the county to determine the ownership of the walking path along Hollymead Drive
- Trash Committee: Susan took action to send an email reminder to the community regarding Christmas Tree pick up this Saturday 1/16/2016
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- Susan took action to try and organize the delinquent report by the highest \$ amount

MOTIONS:

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7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the December 2015 meeting minutes. Wes seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes a motion to sign the assignment of management agreement Robert Seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to go into executive session Robert seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting. Wes seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed

X

Paul Moruza

X

Tim Leroux

X

Robert Mullinax

X

Barbara Kittel

X

David Pedrick

X

Brian Drake

X

Greg Burroughs

X

Wes Kidd

X

Ryan Rakness

• Hollymead Board of Directors Meeting Minutes

For January 9th, 2016

Subject: Board of Directors Meeting
Date: December 12th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran Church
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests: 0

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza	x		
Tim Leroux		x	<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	x		<input type="checkbox"/>
Dennis Collins	x		<input type="checkbox"/>
Greg Burroughs	x		<input type="checkbox"/>
Wes Kidd	x		<input type="checkbox"/>
Jeff Dixon	x		
Ryan Rakness		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Miller	x	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- No members in attendance

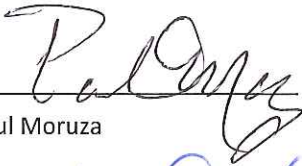
DISCUSSIONS:

- Board member Dennis Collins asked Susan to take action to update the minutes signing page with his name and remove Brian Drake.
- Activities Report: he board suggested that the next thing to discuss with activities is the yard sale that will be in April 2017
- Arc Report : Susan sent violation 1610 Maiden Lane for not submitting approval from the architectural review board. The board suggests that the garage belongs to 1630 not 1610. Susan took action to follow up.
- Grounds Report: Van Yahres awarded the proposal that they submitted estimating the cost of this project to be \$650.00- \$700.00 for stump and grind at the tree that was removed by the Rameriz's home. Susan took action to contact Van Yahres to get this scheduled.
- Grounds Report: Greg requested to have Susan send an email reminder to Greg regarding the Earth and Dam area between Easy Lane and Tinkers Cove.
- Grounds Report: The committee informed the board that D&DLawn Care submitted an estimate to remove the dead pine across from the Silver Thatch to include the stump and grind for the amount of \$475.00
- Grounds Report: the committee also informed the board that D&D Lawn Care will be completing the playground mulch work with certified playground wood chips by the end of next week.
- Grounds Report: the committee also asked Susan to remind D&D Lawn Care to pick up the left over wood expansion joints from the pool work that was left from Swim Club Management.
- Nominations: Paul suggested that the board start looking and speaking to community owners who may want to join the board. Greg asked Susan to take action to review minutes from September or October

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting at 9:16pm. Jeff seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed

X 
Paul Moruza

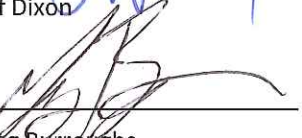
X _____
Tim Leroux

X 
Robert Mullinax


X 
Jeff Dixon

X 
David Pedrick

X 
Dennis Collins

X 
Greg Burroughs

X _____
Wes Kidd

X 
Ryan Rakness

Hollymead Board of Directors Meeting Minutes

For August 8, 2016

Subject: Board of Directors Meeting
Date: July 11th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 8
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza		X	
Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs	X		<input type="checkbox"/>
Wes Kidd	X		<input type="checkbox"/>
Jeff Dixon	x		
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- Roland Vaga...concern with dead tree between 1711 – 1719 Easy Lane
- Homeowner from 1700 Easy Lane (Ms. Graham) explained to the board that she had Luke Marshall take care of a few trees that were on common ground also requested a plat of lot to determine property lines.
- Joy informed the board of a large branch that was laying on the play ground
- Joy requested that the playground needed new mulch and suggested that the weeds be sprayed and taken care of.
- Joy requested new pool furniture for the pool
- Joy also informed the board that the pool surface was extremely rough- board explained that the Pool Management Company did an acid wash prior to filling the pool to clean some of the stains – too late to fix once the water was refilled.
- Joy informed the board about the dead bushes by the pool
- Joy questioned the board about the trees between HCA and Somer Chase not being maintained.
- Joy informed the board about Sommer Chases next board meeting Monday August 18th 2016

DISCUSSIONS:

- Activities Committee- Tim informed the board that there was a work order requesting that the pot hole by the pool be filled....He also informed the board that his wife and children filled the pothole at the pool. Also, another work order requesting new pool furniture for the pool- Pool committee will put a plan together and submit to the board – plan ahead and include in budget for 2017 –action closed for today.
- Arc Report- Nothing new to report – Wes
- Grounds Update- David informed the board of the tree risk between 1711 & 1719 Easy Lane
- Grounds- Tree in lake bid awarded to Luke Marshall
- Legal Report: Ryan- appeals have been granted as listed on the Supreme Court website

- Nominations- No report from nominations- Board states that currently they are 9 for 9- Potential board member leaving /moving and suggest that Dennis Collins be appointed to the position if the board member seat becomes vacant.
- Pool Membership-Board unhappy with Swim Club Management. Tim stats that they instilled a lot of confidence in the beginning however they have failed to live up to their talk.
- Pool Work- expansion joint work was supposed to be done before the season opened. Has not been completed yet. Parts have been ordered Tim suggested to suspend all payments until the work is completed.
- Pool – Pool committee authorized pool committee for SCM to replace the gate by baby pool with a self - closing spring so that the gate closed upon entry not to exceed \$500.00.
- Pool- Board is not taking a position on allowing alcohol at the pool. David is in favor of selling it at the pool however with the current guard status this was rejected.
- Pool- hard surface on bottom? Need to improve from the management company> better communication
- Strategic Planning – Susan took action to contact Robertson’s Paving to discuss the scope of work further.
- Trash- The board requested that any information regarding trash service be updated on the website.
- Trash- Wes appointed to serve as trash committee
- President / VP Report: No Report-
- Treasurer Report- Robert Audit for 2015 has been prepared by Paul Kahline CPA and requested the board review the audit and look at the 8 separate audit entries – Not recommending the sign until all have reviewed and any questions to auditor has been answered.
- Secretary Report: Jeff working on getting the Mailchimp started that will allow the board to send better communication to the community.
- Susan took action to send Jeff the list of email address from website
- Unfinished Business- David- Playground mulch: Susan took action to send a specific RFP to three companies to bid on playground mulch
- New Business- Jeff informed the board of a possible sewage leak on the Forest Lakes side of the lake. Jeff will communicate directly with Julia Stinnie
- Next meeting: The church is not available for the August 8th 2016 meeting. Susan took action to contact The Silver Thatch to schedule a room.

MOTIONS:

Procedural Motion: Brian makes motion to approve the agenda after the amended date, added to new business communication strategy & legal briefing. Wes seconds.

8 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Jeff makes motion to approve the May 2016 meeting minutes. Brian seconds

8 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Tim made a motion to award Cox’s Tree Service proposal to remove the tree located between 1711 & 1719 Easy Lane to eliminate risk to surrounding homeowners. Robert seconds and David is granted and abstentions.

7 in favor / 0 opposed / 1 abstentions. Motion Passed

Procedural Motion: Brian made a motion to award Luke Marshall’s bid of \$1,800.00 to clean up the tree from the lake unless Van Yarres bid comes in lower. David seconds

8 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Tim made a motion to authorize the grounds committee to spend up to \$1800.00 to replace the wood chip mulch at the playground. Wes seconds

8 in favor / 0 opposed / 0 abstentions. Motion Passed

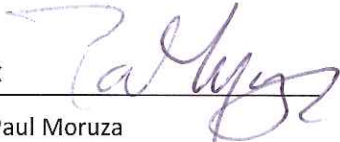
Procedural Motion: Tim made a motion to authorize up to \$500.00 to fix the small repairs at the pool: self closing springs on baby pool gate; paint rust on diving board.


Procedural Motion: Greg makes motion to go into executive session tim seconds

8 in favor / 0 opposed / 0 abstentions. Motion Passed

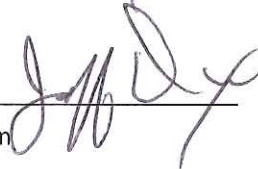
Procedural Motion: David makes motion to adjourn meeting at 9:29pm. Greg seconds.

8 in favor / 0 opposed / 0 abstentions. Motion Passed

X 
Paul Moruza

X 
Tim Leroux

X 
Robert Mullinax

X 
Jeff Dixon

X _____
David Pedrick

X _____
Brian Drake

X _____
Greg Burroughs

X 
Wes Kidd

X _____
Ryan Rakness

Hollymead Board of Directors Meeting Minutes

For July 11, 2016

Subject: Board of Directors Meeting
Date: June 13, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 6
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused) <input checked="" type="checkbox"/>
Paul Moruza		x	<input type="checkbox"/>
Tim Leroux		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Mullinax		<input type="checkbox"/>	<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Greg Burroughs	X		<input type="checkbox"/>
Wes Kidd	X		
Jeff Dixon	x		<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- Joy Handicap entrance
- Joy Swim lessons SCM follow up Joy paid but has not heard anything
- Joy -Website email---

DISCUSSIONS:

- Activities Committee- No report
- Arc Report- Nothing new to report – Wes
- Grounds Update- Greg- Luke number of issues suggest thinking about other companies> Get bids>
- Grounds- Hill between Easy Lane and Sourwood- Mowed almost a month between mowing's- Stay on top of issue
- Grounds- Developing the RFP template for landscape contract for 2017. Need to ensure we add details to the contract: Work with David and Greg to develop.
- Grounds Landscape companies to consider:
- Grounds- AI- Get contract to review with David from other HOA
- Grounds- Tree removal from Lake – need one more quote from tree company
- Legal- Ryan gives update-Lawsuit is one step closer to winning the case. The Supreme Court has agreed to hear the case timeline- could be months from now. The case may have to start up again based on the new law. Liabilities have already been acknowledged by the other side. If we win this then we will decide on damages. Still other hurdles to get through. Brian states that if we do win the Supreme Court we will need to evaluate our budget for this. David states that he wishes to have Ryan prepare a one page reference to publicize on the website.
- Legal- Ryan Chadwick is having a legislation update seminar – Ryan cannot make it however requests someone to go in his place. David is going> David gave an overview of what is on the Agenda
- Nominations- No report from nominations
- Pool Membership- keep record of what is going to be different next year.
- Pool Swim meet... send email blast to inform community that pool is closed this Wednesday.

- Pool- Salt not being used to the degree that it should be. Invoice to see replenishment of Salt ...what is it rated for? This tank is rated for.
- Pool- hard surface on bottom? Need to improve from the management company> better communication
- Strategic Planning – David will reach out to the lowest bidder and revisit the proposal. Need some serious discussion before approving the proposals with the community. Letters will be mailed to anyone who will be affected by the paving work. Better communication. Work with companies from Richmond to get third proposal
- Trash- No update
- President / VP Report: No Report- Paul and Tim both absent
- Treasurer Report- Robert Absent from Meeting
- Unfinished Business- David- Approved three shade trees by pool why are they not there yet? Need to review this further open as
- New Business- Communications issues- Next-door posting all information board information should not be communicated to homeowners. Jeff suggests mail chip as an example. David states newsletter we are trying to improve out communication... Susan needs to update calendar
- Jeff – Nominated as Secretary David motion Brian Ryan 2nd.
- Jeff and Susan will schedule time to set up mail chip account.
- David- send flyer with statements... quarterly statements- newly elected secretary, better communication, pool update...check off if they want email communication or not.
- Home wise package update...communication flyer
- Management Report

MOTIONS:

Procedural Motion: Brian makes motion to approve the agenda after the amended date, added to new business communication strategy & legal briefing. Wes seconds.

6 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: Jeff makes motion to approve the May 2016 meeting minutes. Brian seconds

6 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Greg makes motion to go into executive session Brian seconds


6 in favor / 0 opposed / 0 abstentions. Motion Passed

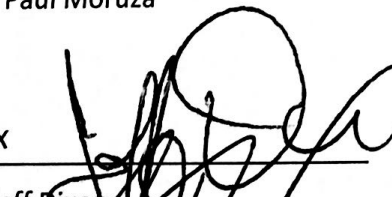
Procedural Motion: Greg makes motion to adjourn meeting at 9:10pm. Brian seconds.


6 in favor / 0 opposed / 0 abstentions. Motion Passed

X _____
Paul Moruza

X 
Tim Leroux

X 
Robert Mullinax

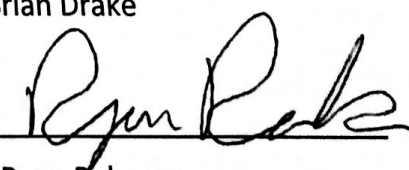
X 
Jeff Dixon

X 
David Pedrick

X 
Brian Drake

X 
Greg Burroughs

X 
Wes Kidd

X 
Ryan Rakness

Hollymead Board of Directors Meeting Minutes

For April 11,, 2016

Subject: Board of Directors Meeting
Date: March 14th, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza	x		<input type="checkbox"/>
Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs	x		<input type="checkbox"/>
Wes Kidd		x	<input type="checkbox"/>
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- Sommer Chase pond/ lake still be cut and not keeping the 10 feet to eliminate geese
- Sommer Chase pond polluted with trash and garbage
- Big lake fishing quality has gone down, grass carp has decimated the weeds and the natural grass that grows around the lake

DISCUSSIONS:

- Grounds Committee: Luke Marshall- sig zag path to pond/lake to help eliminate geese, playground... Luke put down wrong mulch, drainage issue by pool,
- Activities Report: yard sale
- Pool Committee: Signed contract with Swim Club Management and reviewed punch list of repairs suggested by committee and SCM.
- Legal Committee Report: No date given, nothing has changed since last meeting. Ryan suggest that a date may be selected by next meeting.
- Nominations Committee: Condo Owner> John Rallston
- Annual Meeting planned of April 11th 2016

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Greg seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the February 2016 meeting minutes. Greg seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: Tim makes a motion to approve suggested pool repairs based on the actual proposal numbers being \$16k Brian Seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

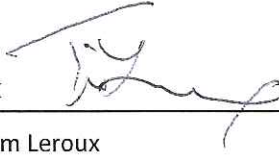
Procedural Motion: David makes motion to go into executive session Greg seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting at 9:17pm. Greg seconds.


7 in favor / 0 opposed / 0 abstentions. Motion Passed


X 
Paul Moruza

X 
Tim Leroux

X 
Robert Mullinax


X _____
Barbara Kittel

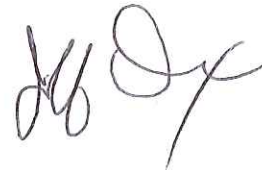
X 
David Pedrick

X 
Brian Drake

X _____
Greg Burroughs

X _____
Wes Kidd

X 
Ryan Rakness



Hollymead Board of Directors Meeting Minutes

For June 13, 2016

Subject: Board of Directors Meeting
Date: May 9, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza	x		<input type="checkbox"/>
Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	☒	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	☒	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs		X	<input type="checkbox"/>
Wes Kidd		x	<input type="checkbox"/>
Jeff Dixon	x		
Ryan Rakness	☒	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	☒	<input type="checkbox"/>	<input type="checkbox"/>

Member Comments:

- Joy informed the board of dead plants between Somer Chase & Pool Drainage Problem
- Joy also informed the board that Luke was not mowing by the pond near Somer Chase
- Paul brought up at tree that has fallen in the cove between Easy Lane & Sourwood – requested a bid.
- Joy- Narrow strip between Rueben & S Hollymead wooded area belongs to Somer Chase- county proposing to create a new road- affecting nine homes on Rueben Rd- Suggested that the board of directors attend the Somer Chase meeting in July

DISCUSSIONS:

- Elections: Paul was nominated to remain president , Tim will remain VP, Robert will remain treasurer and the position of secretary remains vacant.
- Community Yard Sale> June 4th 7am-Noon. Susan took action to place ad in the Daily Progress and to send an email blast to homeowners
- Pool Opening – Tim provided the board with an update on the pool opening Memorial Day weekend.
- Inspection letters: the board agreed that the letters will be sent out as long as we make a change in the letters to state the covenant requirements per the bylaws.
- Drainage Update- WA Wells has been awarded the contract to fix the drainage issue on the common area near 1795 Sourwood.
- Drainage Camera Work proposed by WA Wells was awarded for the drainage issue on Ravens Place
- Powell Creek- Tree down near school- Susan took action to contact Luke
- David took action to meet with an Arborist to develop a plan for the community
- Nominations: Tim nominated Dennis Collins to be appointed to Brian’s position when he moves.
- Pool- Susan took action to add the link to Swim Club Management to the HCA Website
- Pool- Susan took action to send Tim an update on guest passes

- Pool- Susan took action to provide Tim with comparrrison between the pool budget and what has been sold
- Pool- Susan took action to send pool invoices to Tim
- Board asked for clarification from Swim Club Management on where the pool water went when it was drained.
- Boy Scout Troop will contact pool management company to coordinate a service project
- Strategic Planning: reviewed the paving proposals and David asked for clarification from Finely on why their proposal was significantly higher?
- Susan took action to try to add a credit card option to the pool registration website
-

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Brian seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the March 2016 meeting minutes. Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to nominate the officer positions as Paul> President; Tim> Vice President; Robert> Treasurer. Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to go into executive session Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting at 9:17pm. Brian seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed

X

Paul Moruza

X

Tim Leroux

X

Robert Mullinax

X

Jeff Dixon

X

David Pedrick

X

Brian Drake

X

Greg Burroughs

X

Wes Kidd

X

Ryan Rakness

Hollymead Board of Directors Meeting Minutes

For June 13, 2016

Subject: Board of Directors Meeting
Date: May 9, 2016
Time: 7:00 p.m. – 9:00 p.m.
Location: Peace Lutheran
Presiding Officer: Paul Moruza
Recording Officer: Susan Miller
Quorum: Yes
Have these minutes been approved? No
Est. Membership in Attendance: 7
Guests:

Director / Manager	Present	Absent (Excused)	Absent (Unexcused)
Paul Moruza	x		<input type="checkbox"/>
Tim Leroux	x		<input type="checkbox"/>
Robert Mullinax	x		<input type="checkbox"/>
David Pedrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Drake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Burroughs		X	<input type="checkbox"/>
Wes Kidd		x	<input type="checkbox"/>
Jeff Dixon	x		
Ryan Rakness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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-

MOTIONS:

Procedural Motion: David makes motion to approve the agenda. Brian seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed.

Procedural Motion: David makes motion to approve the March 2016 meeting minutes. Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to nominate the officer positions as Paul> President; Tim> Vice President; Robert> Treasurer. Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to go into executive session Brian seconds

7 in favor / 0 opposed / 0 abstentions. Motion Passed

Procedural Motion: David makes motion to adjourn meeting at 9:17pm. Brian seconds.

7 in favor / 0 opposed / 0 abstentions. Motion Passed

X _____

Paul Moruza

X _____

Jeff Dixon

X _____

Greg Burroughs

X _____

Tim Leroux

X _____

David Pedrick

X _____

Wes Kidd

X _____

Robert Mullinax

X _____

Brian Drake

X _____

Ryan Rakness