CBFA association meeting 12/10/2020

7:00pm meeting start.

Attendance:

Dan Hibbard

Thomas Vestal

Jason Yard

Jim Clute

Cliff Miller

No virtual homeowners in attendance.

* All homes are now in compliance with the association bylaws according to our inspections
* Discussion: Open seat on the board we will most likely hold off on appointing another member until March. Danielle and Tom can not both serve on the board.
* Approved previous meetings minutes
* Reviewed the 2021 dues: Maintaining the same schedule from last year with a discount for single payment as opposed to semiannual payments -$380 for single payment and $400 for two semiannual payments.
* Reviewed ARC outstanding violations – potentially one home with broken window needs to be addressed
* Going to ask Cliff about the ability to do a one time assessment in order to cover major capital improvement projects i.e. Bike Path
* Explore looking at an HOA loan to fund major project
* Looking at potentially just repairing parts of the bike path
  + Portions by Kesva’s home where the pipes run under the path
  + Portion of path crumbling near the wolfs property line
  + Fill in and reseal portions where there are significant cracks
* Looking at potentially recruiting a community member to help procure the labor to fulfill the project.
* Fence Line – notifying property owners and then selecting a date in March to clear the fence line
* Trash removal – renewed a 3 year contract
* Common Area Spill Way – County repairs completed, and we will see what the impact is in Spring. The piping under the path is intact so no issues with broken storm drains
* Playground – Jason to distribute survey monkey to pulse neighborhood on potential improvements

Website: Updated and reviewed. Gary Marsh built a new site and merged it over to our platform.

Board Activity:

* Have the police department come and have an officer ticket for speeding in the neighborhood.
* Revision to the newsletter – Danielle – Newsletter to come out in second week of January
  + Looking to solicit participation from the neighborhood youths in terms of content creation
* Discussed the VDOT ticketing form for getting trash removed from median – Express Request

Open Forum:

* Dead animals – called VDOT and have carcasses removed promptly
* Can we address neighbors feeding wild animals in the community 4vac15-40-286 Virginia law prohibits the feeding of wild animals – Address in the news letter – Also address at the annual meeting

Next meeting date: February 4th

Meeting Adjournment – 8:06pm