**Villages of Piedmont I HOA**

**Board of Directors Meeting**

**16080 Market Ridge Blvd, Haymarket, VA**

**March 27, 2024**

**7: 00 PM Hybrid**

**Board Members Present:**

Chris Prime, President/Treasurer

Eric Morelli, Vice President

Pat Johnson, Director

Amanda Murphy, Director

Ann Laila Johnson, Secretary

**Management Present:**

Barbara Smith, Community Manager

**Residents:**

2 owners registered for the meeting and 3 owners logged into the meeting. See sign-in sheet.

**Call to Order:**

Mr. Prime called the meeting to order at **7:01 p.m.**

**Announcements:**

Annual Comprehensive Inspections will begin on April 5th.

Meet and Greet the Candidates will be held on April 14th at 4pm

The Community Yard Sale will be held April 20th from 8 am to 2 pm

The Annual Meeting will be held April 24th at 7 pm for board/officer elections. The agenda will need to be made clear that this meeting is only for elections. The regular monthly meeting will resume in May. The updated proxy version with the maximum number of proxies will need to be in the letter to the community. A team of 3 will be needed to serve as vote counters on the day of the election which requires 1 board member and 2 non board members. Chris Prime, Laila Johnson and Maria Riddle were asked to serve as vote counters and have accepted. The vote counters will need to meet with Ed ahead of the election to learn the ballot numbering system more clearly as last year seemed hard to understand. There will need to be extra ballots in the upcoming meeting, but hopefully more people will be voting electronically. The voting will end at 12 noon April 24, 2024. Laila mentioned that most people vote over the app, 2nd by proxy and 3rd by mail in votes. Votes can be written in on the app and with nominations on the floor. The candidate with the largest number of votes will be allowed to serve as a 3-year term, the second highest votes will be allowed a 2-year term and the next highest a one-year term.

**Homeowner Forum:** No homeowners spoke in person or online.

.

**Approval of Previous Minutes:**

Recommended changes to the minutes from Renee Pearson to remove the word decided from Covenants Committee paragraph and replace with reviewed. Pat Johnson requested a change to the Irrigation Maintenance Proposal vote is changed to 4-1-0 because she was against the change. Chris Prime made a motion to approve the minutes with the recommended changes, Laila Seconded. 5-0-0

**Covenants Committee**

Renee Pearson spoke on obtaining at least 10 mailbox orders from residents to be able to take advantage of a $26 rate vs. $50 rate. All interested parties need to email her by April 5th. On 03/09/24, there was a Special Meeting to discuss DMS Checklist and Guidelines and to elect a new chair for the committee. 03/20/24 the Committee met and discussed 5 applications with 4 approved and 1 denied. Further discussions were that email blasts regarding the inspections should only have one attachment vs. three and the DMS Guidelines should be attached. Signs were also discussed regarding cheap signs vs. Garden Boss signs. Discussion on EV chargers and it was noted that If the EV charging station is outside, then it requires an application. If it is inside of the home, it does not require an application. There is a new candidate for the Covenants Committee which will be voted on at the next meeting. Stacey Fisher

**Grounds Committee**

Discussion included scheduling of basketball court resurfacing which will 06/03-06/07/24 The asphalt walkway that leads to the basketball court will be done along with walkway along Market Ridge on 04/29 & 04/30. This was an additional $1,800 added to the previous proposal, but still under budget for the project. The volleyball court will have weeds removed and sand added to enhance the area. Both tot lots will have added mulch topped off by HLS. They are still seeking shades on the pergolas.

**Social Committee**

St. Patty’s Day party that was held on 03/09/24 had 30 attendees. The party was under budget as they were budgeted $2K and total expenses were $1,758. The Summer kick-off which is scheduled for 06/08/24 may interfere with the resurfacing of the basketball area due to people walking and playing in the neighborhood and vendor trucks needing an area to set up their services. Villages of Piedmont II residents are also invited. Discussion regarding a bounce house that the vendor providing this should have a $1 million insurance policy coverage. Discussion with Chris Prime, Ben Pearson and Matt Hewson regarding PMP should get a Team app of some kind so that committees can communicate with each other without emailing each person. Chris Prime suggested that if Matt presents a proposal that compares the product against the current system, cost year over year, total solution needed that falls within budget then there can be a discussion to properly present.

**February 2024 Financials**

Financial Reports were reviewed. Chris Prime pointed out that over $24K was paid for Snow Removal during the month of January. Management stated that snow logs from HLS will be provided to the board to view why the high fees were charged for what seemed to be insignificant snowstorms. Since only $5,500 was budgeted for snow removal, funds will need to be pulled from the Reserves account.

**Community Yard Sale**

Pat Johnson will oversee the yard sale. The signs will be in front of the community and advertising has taken place 3x in the past. The advertising is not too expensive at $5 to $7 per ad. Laila suggested that she advertise on Facebook through groups such as Yardsale.com and Craigslist.

**Lantern Fly Treatment**

Discussion included what trees lantern flies are attracted to and what type of treatment should be done. Mainly treatment would require a map of the neighborhood and that the bugs are taped and sprayed. Ben Pearson commented that the baby lantern flies could be sprayed, but the adult lantern flies would have to be taped.

**Parking Survey**

The board voted on which questions would be included in the parking survey. Questions 1,2,4, 5 and 8 were approved with a motion made by Chris Prime, seconded by Laila Johnson 5-0-0.

**New Business:**

**Broken Tree near Trail Head**

All members voted to not have a dogwood tree planted at the trail head between the entrances of Oakton and Noyes Ave. Instead, a motion to remove root ball and let the ground rest for a year while planting grass seed and mulch. Pat Johnson made a motion to approve, Chris Prime seconded, 5-0-0.

**Signs**

Discussion included that the property has had issues with signs that state “no trespassing” “No pooping on grass” for a while now. Covenants Committee Chair, Renee Pearson stated it would be better if residents chose more professional looking signs vs. the cheap looking kind. It was also proposed that the letters/fines that follow such violations should be done in increments of 15 days vs. 30 days. The issue will be tabled at the next regular monthly board meeting to view violation report from the date of the last meeting to the next meeting.

.

**Reserve Study and Milling of townhomes area.**

Chris Prime took note of the proposals provided by NVM (Roses’) Paving which included projects all roads within the townhome’s community, driveway aprons and curbs and the asphalt walkways which all came under budget, but the issue is that not all available reserves are liquid, and the funds are currently locked into CD and could be cashed out at the end of 2024. This would allow work to be budgeted for 2025. Ben Pearson stated that the work is behind schedule according to 2021 study as the long streets in the townhomes should have been completed in 2022 and the short ones in 2023 The board will table this issue for a later date as funds will not be available until next year. All the roads budgeted for repair must be done at the same time. Discussion on allowing homeowners to get their driveways done at the same time was not agreed upon as the association would have to cover the cost if included in the same proposal and the homeowner doesn’t pay the vendor or if scheduling conflicts.

**Volunteers for Spring clean-up**

Pond clean up will take place in Fall/October time frame per the White House Farm Foundation. They will also have a Spring Clean up for Earth Day in April. Amanda will advertise for volunteers on Facebook and management will send email blasts at least 3 weeks before Earth Day.

**Homeowner Question and Answers**

Maria Riddle requested that the PMP website to be updated to list ARC applications for households prior to 2020.

**EXECUTIVE SESSION**

No executive session discussion

**ADJOURNMENT:**

With no further business to discuss, ***Motion:***  **Mr. Prime moved** to adjourn the meeting at **9:14 p.m.** The motion was seconded by Eric Morelli**. MOTION PASSED (5-0-0).**

Respectfully Submitted by:

Barbara Smith, Community Manager VOP I