**Villages of Piedmont I HOA**

**Board of Directors Meeting**

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

**June 26, 2024**

**7: 00 PM Hybrid**

**Board Members Present:**

Ben Pearson, President

Amanda Murphy, Vice President

Chris Prime, Treasurer

**Board Members not Present:**

Pat Johnson, Secretary

**Management Present:**

Barbara Smith, Community Manager

**Residents:**

2 owners registered for the meeting and 5 residents logged into the meeting. See sign-in sheet.

**Call to Order:**

Mr. Pearson called the meeting to order at **7:09 p.m.**

**Announcements:**

* The trail head damage has been completed by the landscaping vendor. The bushes replaced are smaller than the existing bushes. The bike rack has been ordered and should be replaced soon.
* The basketball court resurfacing has been completed and signs will be installed around the court regarding no bicycles, scooters, etc. by the end of the month.
* Annual inspections were completed on May 7, 2024. 98 violations closed, 92 still open for TH community.
* Asphalt walkway clean-up is complete, and all tar marks removed.
* The pool contract hours error was due to the final week of school changing and the BOD did not catch the change, but VOPII did which is why the full-time hours were different from ours.
* The stop sign at the end of Pitner and Orrington Streets has been replaced
* The playground defacement fix will be completed by the end of the month
* The clubhouse trees were trimmed away from the streetlights and a dead tree was removed by the tennis court
* The next board meeting will be held July 24, 2024.

**Homeowner Forum:** Philip Kalle spoke regarding receiving 2nd violation letter and asking about paint colors.

**Approval of Previous Minutes:**

Ben Pearson made a motion to approve the minutes of the meeting on 05.22.24 as well as the unanimous email approved items, Amanda Murphy seconded the motion, 3-0-0. Pat Johnson will abstain from the vote since she is absent.

**Covenants Committee**

Renee Pearson, Chair, spoke on behalf of the committee. The committee approved 10 applications and 1 application with no signatures. Three new exterior colors were added to the list of approved colors that were discovered to be original colors for the community. The covenant enforcement changes were voted on and approved and sent to the board for approval. The next Covenants Committee meeting will be held on 07/18/24 at 6:30 pm

**Social Committee**

Summer Kickoff party was held on June 8th from 4 pm to 7 pm. Matt Hewson said that he is very pleased that many of the board members attended the event and are supporting their event. The event was a success with a huge turnout and the event was under budget by $1,000. The next event will be the National Night Out which will be a cookout with law enforcement, touch a truck and a swat truck. Following this event will be the Summer End Pool kick off and it will be discussed if they should have the foam party vendor again as it was a success. The next Social Committee meeting will be held on August 1, 2024, at 7 pm.

**Grounds Committee**

Additional announcements for volunteers for the Grounds Committee will be sent as the board understands that this is a vital need for the community.

**May 2024 Financials**

Financial Reports were reviewed. Discussion included that the past due amounts had declined, and the prepaid amounts had increased. The prepaid amounts are a liability against the HOA because the amount of money is not earned until past the assessment due date.

**New Business:**

**Parking Policy Committee Update**

Two volunteers have been received for the committee thus far but will require one more person to have an official committee. Amanda Murphy will gather parking policies from other communities to be able to present a list of policies to begin the committee. The resolution will set the basis for the committee. No action at this time until additional committee volunteers come forward.

**Appointment of Robert Young to BOD**

Currently Robert Young is the only remaining Grounds Committee member, but will be an asset to the board of directors. Chris Prime motioned to approved appointment. Ben Pearson seconded the motion, Amanda Murphy approved. 3-0-0. Pat Johnson abstained due to her absence.

**Tennis Court Resurfacing**

The discussion involved finding out when the tennis courts were last resurfaced from residents like Ben Sanders or other previous board members. The pictures show the fabric showing and the court is depressed and sloping. Possibilities were discussed that it could possibly be done this year if the budget will allow for the October/November timeframe. If not, early or late Spring of 2025. Since the basketball resurfacing was $17K, the price could be similar, and we should gather more bids from other vendors before deciding. The nets and lines will need to be painted and replaced as well. All agree that the pickle ball court should have priority use.

**Dead Trees in Community**

Discussion was that what is the data regarding trees damaging fences before the incident on Green Bay Street. If the trees were inspected and a count was completed community wide, the board could possibly budget to remove 3-6 per year depending on the urgency. The trees behind the home on Green Bay Street received six proposals from six different vendors. Since Brightview was the most affordable choice, Ben Pearson made a motion to allow Brightview to remove the trees, Chris Prime seconded the motion and Amanda Murphy approved. 3-0-0 Pat Johnson and Robert Young abstained as neither were present for the vote.

**Paving Sidewalks and Concrete Work-TH (2025)**

Two proposals have been received so far for this work. One from Roses’ Paving at $370K which includes the concrete work as well. Another from Collegiate Sealers and Paving which was dramatically lower than Roses. Ben Pearson proposed that we receive at least 3 proposals for each task for the townhomes. Management will also reach out to Brother’s Paving and H&H Paving for proposals.

**Management Contract Discussion**

Amanda Murphy was asked if she knew of management companies that could possibly be asked for proposals. She indicated CMC, Cardinal and First Service. Historically PMP has been the least expensive option for the community. Lots of companies do not offer on-site management which may be a shock to residents not having a manager in the office. Amanda will research and find three proposals to present to the board and PMP is welcome to present as well. Cardinal has had hit/miss results and Sequoia was found to be terrible for a smaller company and their knowledge of finance.

**Vote on Covenant Committee Updates**

The Covenants Committee ruled unanimously to revise the enforcement procedures. Ben Pearson made a motion to change the word level to Stage which makes more sense. Amanda Murphy seconded the motion, and Chris approved the motion. 3-0-0. Pat Johnson and Robert Young abstained as they were not present for the vote. The colors added by the Covenant Committee were original builder colors and approved via email by the board members.

**EXECUTIVE SESSION**

Motion to enter Executive Session by Ben Pearson, seconded by Amanda Murphy at 7:59 pm, all approved 3-0-0.

Discussion regarding Resident Account# 108843 The previous notification sent to the resident was not approved or sanctioned. Notification to the resident recommended with three options which will be sent certified and approved by board members, Ed Thomas and attorney.

Discussion regarding Resident Account#133053 to remove late fees. Ben Pearson motioned that the remaining balance would be $145.78, Amanda seconded the motion, Chris Prime approved, 3-0-0 Pat Johnson and Robert Young abstained as they were not present to vote.

Discussion regarding bouncy house at clubhouse. Amanda Murphy made a motion to vote no because of parking limitations for the pool area, Chris Prime seconded the motion, Ben Pearson approved the motion 3-0-0 Pat Johnson and Robert Young abstained as they were not present to vote.

Ben Pearson made a motion to adjourn the executive session, Chris Prime seconded the motion, Amanda Murphy approved the motion and was adjourned at 8:35 pm and returned to open session.

**ADJOURNMENT:**

With no further business to discuss, ***Motion:***  **Mr. Pearson moved** to adjourn the meeting at **8:36 p.m.** The motion was seconded by Chris Prime**. MOTION PASSED (3-0-0).**

Respectfully Submitted by:

Barbara Smith, Community Manager VOP I