

TLOA

Board of Directors Meeting Minutes: 7/17/2018 v.2

7/24/2018 Final draft approved with 6 votes

PRESENT: Chad Denby, Patrick Moctezuma, Sue Lance, Jane Garton, Melanie Morris and Paige Stough w/APMS (by conference call)

CALL TO ORDER: 7:05 pm

GUEST(S): None

APPROVAL OF June 2018 MINUTES: approved on July, 27, 2018 with 6 votes

FINANCE:

TREASURER'S REPORT:

1. SUNTRUST: \$ 1,571.81
2. ALLIANCE: \$ 46,478.77
3. RESERVE: \$263,188.01

APMS:

Terry is to transfer \$3K every month on the first to SunTrust from Alliance account to pay required expenses. We wanted to cut checks directly from Reserve to pay invoices, but the bank won't allow that.

No legal actions currently.

We anticipated to sign the final loan documents but at last minute the bank asked for a "certified" copy of the Articles of Incorporation and notice from SCC that we are in good standing. They need a list of all Board members and signatures and designation of who is authorized to sign any financial documents.

It was suggested to pay for the legal services provided by Laurie Harris in the amount of \$1,681 from the SunTrust account. Motion to approve by Sue, seconded by Jean and approved by all. This can later be reimbursed by funds from construction loan.

We discussed the option of using the SunTrust account for capital expenditures and also about paying the legal bill quickly, but the funds were/are unavailable in SunTrust for that invoice and Patrick sent the bill to APMS for payment out of Alliance.

Budget planning is on track and to be further refined in August.

PROCEDURES:

It has been proposed that the Annual Meeting be moved to November instead of in October. This allows all the committees more time to prepare for a better and informative meeting. Motion to approve by Jane, seconded by Melanie and approved by all. Elections will be held in December.

COMMITTEES:

Committees will be restructured to smaller committees, so members are not overburdened.

ROADS REPORT:

Entrance signs at Azealia have been repaired. Potholes have been repairs have been completed at a cost of \$4,815. Chad has talked with Mundie Const. for estimates and waiting on the quotes for repairs to 14 culverts damaged by the recent rain storms, the one on Morning Glory being the worse and most costly. General paving of roads to start in August and hope to have it completed before school starts. We hope to pave the two worse cul-de-sacs at Gladiola and Aster and the fork on Morning Glory, West and East Daffodil roads. Budget for roads was set forth at the finance committee meeting on July 10, 2018 at \$225K for road repairs (\$195K out of Reserve and \$30K out of budget projects). Motion to approve by Jane, seconded by Jean and approved by all. (6 votes unanimous)

LAKES AND DAMS REPORT:

Patrick will be meeting Bander Smith and Ruckman Engineering for final inspections of Dam #2 and #3 tomorrow to get the final report on repairs, soil specs and cost and to get overall status and timeline for the repairs received and reviewed proposal from Viola Engineering, PC. Motion to approve and sign by Sue, seconded by Jane and approved by all.

COMMUNICATIONS:

Website continues to get increasing views: 327 visits, 289 of these were new and 53 of those were from Charlottesville.

It was decided that advertising in the newsletter would only be for members of the association. Announcements for non-profit and charities will be at no charge. Motion to approve by Jean and seconded by Melanie and approved by all.

Patrick contacted Century Link regarding our internet service and increase. He would like to purchase a new modem router for \$70-\$90. Motion to approve this purchase by Chad and seconded by Jean and approved by all.

RULES & BYLAWS:

Chad made a motion for a one time mailing to homeowners regarding the cleaning and maintenance of their culverts and ditches. This will cost approximately \$450. Motion to approve by Melanie and seconded by Jane.

Hazardous violations: There will be a vote internally among Board member if an action is considered a "hazardous violation", then a onetime warning letter will be sent and then that violation will be fined. If there is another violation of the same origin, there will be an immediate fine again.

Sue will be reviewing the official Rules and Bylaw and look for omissions in the rules and bylaws and see that they are re-entered. This will include the ARB rules.

Those who have accumulated the maximum of \$900 for ongoing violations are to be sent a certified letter and then if not paid or violations taken care of, a lien for that fee will be filed.

SPECIAL PROJECTS:

We will be having our first Community Yard Sale on August 18. APMS will do an e-mail blast to inform homeowners and ask for information for those who wish to participate. Signs will be made and put up at strategic locations to direct traffic to the yard sale. The spaces will be 10' x 10' and parking will be allowed to the left of the entrance area. Everyone is getting excited for this new venture.

We are looking into the purchase of Lot H-1 owned by Cherry Hill and foreclosed on. We are on the list to be notified when it comes up for auction. It was decided that we would bid no higher than \$10K.

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNED: 10 PM