

Hollymead Citizens Association
Board of Directors Meeting
July 9th, 2007
7:00 p.m. – 9:00 p.m.
Silver Thatch Inn

Approved Minutes

Board Members Present

Charlie Smith (President)
Pete Chapman (Vice President)
Nancy Zingrone (Secretary)
Anna Freshwater
Carole McIvor
Ivo Romenesko
Glenn Wait

1. Approval of July 9th 2007 Agenda

Agenda approved – no objections

2. Approval of June 4th 2007 Minutes

June 4th Minutes approved – no objections

3. Comments from HCA Members

No members in attendance.

4. Treasurer's Report

Treasurer not present. Treasurer's report postponed until September meeting.

5. Reports from Standing Committees

a. Pool Operations

Pete reported that pool operations are going fine. Guest fees of \$509 and party fees of \$600 have been collected so far. Charlie noted that water line has been installed and a lock put on the line. Pete noted that crepe myrtles and other trees are overhanging the pool area and need to be trimmed. Grounds committee agreed to have that taken care of. Charlie brought up the possibility of changing pool rates for couples and singles in 2008. Pete will survey current memberships to see how many couples and singles are pool members in advance of a future discussion of the rates.

b. Finance Report

June Finance Committee meeting was not held due to schedule conflicts. Charlie noted that collection efforts made in June were already bringing in responses.

c. Trash

Brief discussion of on-going problems with recycling pick-up in Somer Chase Townhomes.

d. Neighborhood Liaison

Charlie reported that Forest Lakes is interested in having a professional depth survey done to determine the bottom depth of Hollymead Lake. Such a survey would add an additional \$4100 to Hollymead's cost (less the unused allocation of \$2100 for the lake bed boring survey that is being done now). Discussion centered on whether or not this extra step was needed. It was concluded that the relevance of depth survey

depended in part on the results of the core analyses. Because the core analyses would be done in August, it was decided to table the discussion of the depth survey until the September meeting.

e. Townhouse Liaison

No report was given.

f. Neighborhood Watch

Anna reported that Neighborhood Watch news would be posted to the Hollymead Yahoo discussion group. Among the things to be reported are that a car was broken into in the Silver Thatch parking lot, and a jeep had been vandalized in another incident. Anna also noted that more volunteers were needed for complete coverage of the neighborhood.

g. Communications

Charlie reported that the newsletter was postponed and that the content and timing of the next one would be discussed at the September meeting.

h. Design Review

Glenn reported that no new Design Review requests had been received and that he had set up a spreadsheet to track new requests as they come in.

i. Grounds

Nancy reported that she had started the process of getting plans/bids for a “hedge” to hide the back patios of the Somer Chase townhomes as well as to get advice on perennial planting for the corner near the pool. The possibility of requesting a quote from James River Landscaping was discussed. Anna reported on the resolution of various requests for grounds maintenance, including the problem of tree limb dumping in common areas.

j. Beautification (Landscaping)

No report.

k. Nominating Committee

Pete reported that no nominees for our vacant one-year post have been found as yet.

6. Old Business

No old business.

7. New Business

Charlie led the discussion of the request made by Peace Lutheran Church to purchase approximately 2 acres of common area land from the HCA. Peace Lutheran Church wishes to build a new parking lot on the property so that they can expand their current church building into their current parking lot as well as obtain additional parking for members. Among the issues raised were: would the HCA documents allow such a sale and if so, what procedures would need to be followed to obtain permission of homeowners (speculation that all or most of the homeowners and their lenders would need to give permission for such a sale), whether Albemarle County would approve such a sale as well as the intended use of the 2 acre plot, how construction at Peace Lutheran might impact on the sediment problem in Lake Hollymead and whether the building of a catchment basin by Peace Lutheran should be included in the negotiations to ameliorate the impact of their project on Lake Hollymead, whether leasing the property to Peace Lutheran would be a better option in terms of what the County would allow and in terms of gaining the approval of the HCA membership, the relative benefits of leasing versus buying in terms of the cash in-flow to the HCA and the potential uses of such a cash flow, the zoning restrictions and unavailability of suitable land for church expansion in the county and the impact of both on setting a price for sale or lease, and the potential future value of the property should the County’s plans for feeder roads parallel to Route 29 go

forward. The matter was referred both to Jim Bolling, the HCA lawyer, with the remit to check the HCA documents for the feasibility of a sale or lease as well as to determine the proper procedures for the approval of a sale or lease should it be feasible. It was also decided that the County should be consulted for a preliminary opinion on the request.

In a related issue, the Board also discussed the use of fill dirt from the dredging of ponds in Hollymead and from land changes if the Peace Lutheran deal goes forward.

7. Next Meeting Date – September 10th, 2007

8. Adjournment

Meeting was adjourned.