

Hollymead Citizens Association  
Board of Directors Meeting  
October 8th, 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)  
Ivo Romanesko  
Jim Bone  
Anna Freshwater  
Glenn Wait  
Carole McIvor  
Jeff Qureshi

Trish Cuthbert (Treasurer)

1. Approval of October 8<sup>th</sup> 2007 Agenda

Agenda was approved without objections.

2. Approval of September 10<sup>th</sup> 2007 Minutes

Ivo Romanesko moved to accept September 10<sup>th</sup> minutes. Glenn Wait seconded. September 10<sup>th</sup> minutes approved.

3. Comments from HCA Members

Hollymead Homeowner Jeff Qureshi in attendance. No issues were raised.

4. Secretary/Treasurer's Report

Trish Cuthbert introduced the October balance sheet, profit and loss statement and aging summary. She noted that: cash was transferred to reserve account; newsletter and quarterly bills were mailed; trash costs were down against the budget; and pool costs (comprised of deferred maintenance) were up against budget. HCA collection policy of sending to collection those bills overdue more than 271 days was reaffirmed. The method of calculation of late fees was discussed.

Also discussed was the allocation of funds to HCA lawyer Jim Bolling for the review of the Hollymead Citizens Association documents. It was reiterated that at the June 4<sup>th</sup> board moved Jim Bolling had been given the remit to review the HCA documents for compliance with state laws and regulations and that \$2500 be allocated for his compensation. A brief discussion followed of the procedure for notifying HCA members and/or obtaining approval from HCA members for any changes to documents.

5. Reports from Standing Committees

a. Pool Operations

Pete Chapman described conversion to a salt water system for the pool. Disadvantages included initial conversion cost of \$10,000 to \$12,000. Advantages included no need to store hazardous chemicals in the pool area and the reduction in yearly cost of maintenance post-conversion. It was noted that current chemicals cost \$8,000 per year and the post-conversion the yearly cost would be around \$2,000. Thus, it was argued, the conversion would pay for itself in 2 to 3 years. In addition swimmers would no longer

suffer from the disadvantages of a chlorine-based system. Chapman also mentioned that more shade and water fountains should be added to the pool area next year. Jim Bone moved that the Board approve the conversion of the HCA pool to a salt water system next year as well as the addition of more shade and water fountains. Charlie Smith seconded. The motion was approved unanimously.

b. Finance Report

Finance committee meeting date was set for the 25<sup>th</sup> of October from 7 to 9. Charlie Smith led a discussion of the possibility of the allocation some aspects of our maintenance to a management company. The issue was tabled for a future meeting.

c. Trash

Jim Bone let a discussion about the scheduling of a large item pick up. Glenn Wait moved to schedule a pick up before the end of November. Ivo Romanesko seconded. The motion passed unanimously. Jim Bone will set up a card mailing for the notification of HCA members if necessary.

d. Neighborhood Liaison

Discussion of the Hollymead Lake question. It was noted that Jim Grace of Forest Lakes will no longer be involved in the discussions with the Albemarle County Planning Board. Charlie Smith, Anna Freshwater, and Nancy Zingrone from the Board, and Homeowner Jeff Qureshi volunteered to attend the next planning commission on the Lake. Jeff Qureshi volunteered to contact an environmental law firm to look at the HCA position on seeking compensation for the construction-caused damage to the Lake.

e. Townhouse Liaison

Carol McIvor gave a report on probable topics of discussion at the Hollymead Townhome Association members to be held in October.

f. Neighborhood Watch

No report was given.

g. Communications

Nancy Zingrone had no report on the most recent newsletter. The scheduling of the November newsletter was discussed.

h. Design Review

No report was given.

i. Grounds

Nancy Zingrone reported that remodeling signs along Hollymead Drive were removed. Anna Freshwater reported that \$1300 was paid to the USDA representatives to attempt removal of the beavers behind Easy Lane. The duties of Jeff Shiflett as regards mowing the dams and removing the debris near the pond between Sourwood Lane and Easy Lane was discussed as was the referral of landscaping changes by homeowners for approval to the Design Review board. Zingrone also noted that she had not pursued estimates for a planted "screen" along South Hollymead drive because of the current drought.

j. Beautification (Landscaping)

Anna Freshwater noted that we need light at the main Hollymead sign. She also discussed canceling the plans to seed the corner in light of the current drought, and the use of the corner hose for watering.

k. Nominating Committee

Pete Chapman nominated Jeff for the vacancy on the Board left by Wayne Bader's resignation at the April meeting. Glenn Wait seconded the nominated. The nomination was approved unanimously. Jeff

Qureshi was welcomed to the Board. He was assigned to the Trash, Grounds and Neighborhood Liaison committees. His term will end in 2008.

6. Old Business

No old business was raised.

7. New Business

No new business was raised.

8. Next Meeting Date – November 12<sup>th</sup>, 2007

9. Adjournment

Meeting was adjourned.