

Hollymead Citizens Association
Board of Directors Meeting
November 12th, 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)
Glenn Wait
Jeff Qureshi
Jim Bone
Carole McIvor

Trish Cuthbert (Treasurer)

1. Approval of November 12th, 2007 Agenda
Agenda was approved without objections.

2. Approval of October Minutes
Approved with minor edits.

3. Comments from HCA Members
HCA Member Anne Martin complained about the timeliness of her past assessment billings which was rectified prior to the Board meeting. A duplication in her membership records was noted and rectified.

4. Secretary/Treasurer's Report
Trish Cuthbert noted that outstanding pool bills were paid and the pool account had been closed. The to date Profit and Loss and Accounts Receivable reports were reviewed.

5. Reports from Standing Committees

a. Pool Operations

The pool is closed for the season. The committee had nothing new to report.

b. Finance Committee

Finance committee did not meet after the October 8th board meeting. No report was made.

c. Trash

Jim Bone noted that a bulk trash pick-up has been scheduled for November 16th, 2007. It was decided to postpone the pick-up to November 30th, 2007 so that a notice could go out with the November newsletter as well as a list of what Allied Waste will recycle.

d. Neighborhood Liaison

Charlie Smith reported on the Albemarle County Meeting on Places 29 held on October 23rd at Sutherland Middle School in Hollymead. Board members Charlie Smith, Anna Freshwater, Nancy Zingrone and Jeff Qureshi were among the HCA members who attended the meeting. Smith summarized the comments made at the meeting on the status and future of Hollymead Lake. Concerns over the County's plans for the Lake were aired, and the possibility of getting together with Forest Lakes Homeowner's Association to develop the lake for our recreational use was discussed.

e. Townhouse Liaison

No report was given.

f. Neighborhood Watch

A minor incident on Halloween and a car broken into on Lamkin Way were discussed. No formal report was given.

g. Communications

The content of the upcoming November newsletter was discussed. Nancy Zingrone will coordinate final content with Board members. Having HCA minutes posted to the website was discussed.

h. Design Review

Glenn Wait noted that he has some applications under review and will report on them at a later date..

i. Grounds

Nancy Zingrone mentioned the leaf removal schedule for December along Hollymead Drive. The possibility of changing to a grounds maintenance service was discussed.

j. Beautification (Landscaping)

No report was given.

k. Nominating Committee

No report was given.

6. Old Business

No old business was raised.

7. New Business

Charlie Smith led a discussion focused on setting the 2008 Budget.

A comparative spreadsheet of 2003 to 2007 to date income/expense was reviewed line by line. It was noted that in 2007 we spent as a percentage of dues, approximately 24% on trash collection, about 8% on insurance, bookkeeping, office and mailing expenses, 10% on common area mowing and maintenance, and we deposited 20% to reserves. The balance was spent on pool operations and the remaining pool loan interest, legal and professional services, and repairs and maintenance on the entrance sign.

It was noted we exceeded our goal of putting at least \$50,000 into reserves during 2007. Our reserve study indicates that we should be moving \$70,000 per year to reserves and our goal in 2008 is to meet that figure.

In the 2008 budget it was suggested that dues be set at \$116 per quarter for homeowners, \$157.50 per quarter for Somer Chase Townhouse owners (this equals \$116 per quarter plus \$41.50 for back door trash pick-up), \$85.50 for condominium owners (\$116 per quarter minus \$30.50 for trash pick-up because condominium owners are not covered by our trash contract) and \$22.00 per quarter for each of the two unimproved lots. Once an acceptable budget had been formulated, Nancy Zingrone moved that the 2008 budget be accepted. Jeff Qureshi seconded the motion. The motion passed unanimously.

8. Next Meeting Date – January 14, 2008

9. Adjournment.

Meeting was adjourned.