

Hollymead Citizens Association
Board of Directors Meeting
September 10th, 2008
7:00 p.m. – 9:00 p.m.
Home of Charlie Smith
1560 Robin Lane

Approved Minutes

Board Members Present

Charlie Smith (President)
Glenn Wait (Vice President)
Nancy Zingrone (Secretary)
Jim Bone
Anna Freshwater
Jeff Qureshi
Ivo Romenesko

1. Approval of July 28th Minutes

Ivo Romenesko moved that the July 28th Minutes be approved. Glenn Wait seconded. Motion passed unanimously.

2. Approval of September 10^h Agenda

Agenda approved – no objections

3. Comments from HCA Members

No HCA homeowners were present other than those serving on the Board.

4. Secretary/Treasurer's Reports

5. Reports from Standing Committees

a. Pool Operations

i. Recap of the Pool Committee Meeting held August 19th, 2008

Charlie Smith and Jim Bone brought the rest of the Board up to date on the issues discussed at the Pool Committee Meeting. Maintenance issues included the leak in the baby pool and the need for a new light in the northwest corner of the pool area, both of which Pete Chapman is taking care of. Other issues discussed at that meeting included problems with the lifeguards playing loud music and not controlling the gate. The possibility of going back to an 8:30 p.m. closing time, holding the swim team accountable for cleanup after practices and meets, and having membership cards or tokens were discussed. Guest fees collected had increased from 2007 and it was suggested that guest fees should be increased in 2009 to \$5.00 per person per visit. Purchases for next year were also discussed such as the need to get 10 more lounge chairs, resurfacing the bottom of the big pool, and replacing the lifeguard stands and diving boards.

ii. Salt water runoff problem

At the Pool Committee the problem of saltwater runoff from the pool deck damaging the plants by poolside was also discussed and several individuals were charged to get suggestions and/or quotes to deal with the problem. Charlie Smith led the discussion on the two quotes received by the Board since the Pool Committee meeting. The quotes covered the costs of moving the pool fence, installing a channel for a drain, or cutting the concrete to install a drain. The discussion centered on the advantages and disadvantages of both options as well the type of material (tile or plastic) that might be used in setting up

the drain, the pros and cons of cutting into the concrete and later expansion of the concrete pool deck, and the age of the pool fence. The decision was deferred pending changes to be requested in the quotes to reflect issues brought up in the discussion.

b. Finance Committee

Charlie Smith recapped the efforts the Committee has made to find a better deal for the HCA accounts at several area banks.

c. Trash

Jeff Qureshi led the discussion on the renewal of the Allied Waste trash contract which comes up in March of 2009. He noted that a request for a proposal was being put together for Allied Waste and other quotes were being solicited from other companies. Board members noted that Allied Waste has improved considerably over the years that they have had the contract, that the recycling services they now provide us are sufficiently extensive enough that Hollymead homeowners might be unwilling to accept less recycling services from another company even if the cost for pick-up was reduced. The discussion was deferred to the next meeting when other quotes would be available.

Jim Bone noted that a bulk trash pickup had been scheduled for Friday, November 14th, 2008.

d. Neighborhood Liaison

Charlie Smith led a discussion of reparations for the silting of Hollymead Lake. The Forest Lakes Board has decided to pursue compensation from the developer on their own, and had decided against the idea of a joint Forest Lakes/Hollymead management board that the HCA had proposed in previous meetings. It was noted that the compensation currently on offer will not cover the problems that may arise. Jeff Qureshi asked to clarify whether the idea of converting Hollymead Lake to a storm water recovery facility was the Forest Lakes Homeowners Association's idea and Charlie Smith noted that representatives of Albemarle County raised the idea at a meeting held in 2007.

e. Townhouse Liaison

No report was given. A discussion of issues surrounding the pond behind the Somer Chase Townhomes was deferred to "Old Business."

f. Neighborhood Watch

Anna Freshwater did not have a report.

g. Communications

Nancy Zingrone reviewed the materials for the September Newsletter. Jeff Qureshi asked that an item be added to remind dog-owners not to deposit poop bags in the trash cans of their neighbors. Anna Freshwater suggested that the planned plea for new Board members be extended to include volunteers for committees. Changes/updates to the website were also reviewed.

h. Design Review

No report was given.

i. Grounds

Jeff Qureshi led a discussion about what type of signs are allowed in common areas and yards. Charlie Smith because the HCA is a member of the Adopt-A-Highway program for all the streets of Hollymead and for Powell's Creek Road, illegal signs may be removed at any time without notice although it has been the habit of Board members to notify individuals that signs needed to be taken down and to remove them if the requested was not acted on. Anna Freshwater noted that no trees came down in the recent storm.

j. Landscaping

Anna Freshwater noted that decisions about plants around the pool would have to wait until the salt water runoff problem was solved. She also mentioned that improvements were needed for some of the existing pool drains.

k. Nominating Committee

No report was given.

6. Old Business

a. *Basketball Court for Pool Area*

Charlie Smith led the discussion about the installation of a half-court Basketball Court near the end of the pool area. Quotes that had been received were reviewed. The plan is to extend the Silver Thatch Inn parking lot 18 feet into the clear land between the existing parking lot and the trees planted on the corner of South Hollymead and Hollymead Drives, to grade the hillside so that a level playing field could be established and a 30-foot by 40-foot 4-inch thick concrete pad could be installed. A basketball half-court would be set up on the concrete pad with the backboard and pole installed on the pool side of the concrete pad and the basketball hoop on the road side of the backboard so that those who played on the court would be running towards the pool. Other issues that were discussed included making sure that the court was enough far from Hollymead Drive, strong enough to support parking during swim meets, and not lighted so as a way to make sure that play on the court was limited to the daylight hours. Also discussed was painting the backboard, whether additional fencing was needed on the road side of the court or behind the backboard on the pool side, getting the opinion of the owners of the Silver Thatch Inn, and if noise was going to be a problem. It was estimated that the cost of moving the fence, grading the hillside, installing the concrete, and installing the backboard, hoop and net would run around \$8100. After much discussion it was decided to put an article about the plan both in the newsletter and up on the Hollymead Yahoo interest group that solicited email responses/suggestions from HCA members. The final decision was deferred to the October 2008 meeting.

b. *Lake Trail*

Charlie Smith and Anna Freshwater led the discussion about the Lake Trail project. For some time the Board has been talking about extending the walking trails around the Hollymead side of Hollymead Lake so that the Trail winds around the lake and joins a crossover point near Route 29 that would allow people to walk completely around the Lake using the existing Forest Lakes trail and the proposed Hollymead Lake Trail. Charlie Smith and Anna Freshwater walked the proposed land for the trail before the meeting. From their observations and the findings of a survey of common area already in hand, it was determined that sufficient land existed in all but two areas for the Lake Trail. In the two areas without sufficient land, one could be circumvented by taking the Trail up an easement and over Easy Lane and down another easement to again meet lake-bordering common area. The other area off the end of Sourwood Place could be circumvented by establishing a short boardwalk squinting homeowner's property lines. As the trail approached Route 29, it would have to turn inland to cross the creek. It was hoped that once our side of the Lake's trail had been established, costs of building the bridge across the creek and extending the path to meet the Forest Lakes trail could be shared with the Forest Lakes Homeowners Association. The possible price tag for the Lake Trail was estimated to be around \$12,000. With one quote for the work already in hand, it was decided that more quotes would be solicited in advance of the next meeting. Possible lakeside homeowner's reactions were discussed, as were the advantages and disadvantages of adding new walking trails in the neighborhood. It was decided to put an article about the plan both in the newsletter and up on the Hollymead Yahoo interest group to solicit email responses from HCA members. Further discussion was deferred to the October 2008 meeting.

c. *Pond Maintenance*

Charlie Smith led the discussion of the status of the pond between the Somer Chase Townhomes and the HCA Common Area off the rear of some of the properties on Maiden and Robin Lanes. Unfinished

research into whether or not the pond was actually a storm water retention pond was discussed as was the recent letter from Albemarle County's General Services-Stormwater office which outlined a series of maintenance fixes that needed to be made to the pond. A quote that Charlie Smith got for the work was presented and Anna Freshwater volunteered to obtain an additional quote. Because the pond borders both Somer Chase and HCA land, it was suggested that the Somer Chase Townhome Owners Association should be approached to share the cost of the maintenance. Ivo Romenesko moved that the HCA and the HTCA (the Somer Chase Association) split the estimated cost of \$3500 for the maintenance such that \$1750 be allocated from HCA funds to cover our share of the cost of the pond maintenance and that Charlie Smith and Anna Freshwater be authorized, should HTCA agree, to make the final decision on which quote to accept. Jeff Qureshi seconded the motion. The motion passed unanimously.

7. New Business

a. Meeting Schedule for Fall 2008

Due to the work-related commitments of several Board members, it was decided to have the October and November meetings on the 2nd Wednesday of the month. It was also decided to book a larger venue to accommodate more HCA members since the Basketball Half-Court project and the Lake Trail project would be on the agendas. It was also noted that the November meeting would be the Budget meeting.

8. Next Meeting Date – October 8th, 2008

9. Adjournment

Without objections the meeting was adjourned.