

Hollymead Citizens Association
Board of Directors Meeting
July 22nd, 2009
7:00 p.m. – 9:00 p.m.
1560 Robin Lane

Approved Minutes

Board Members Present

Charlie Smith (President)
Nancy Zingrone (Secretary)
Anna Freshwater
Stephanie Johnson
Ivo Romenesko

Trish Cuthbert (Treasurer)

Hollymead Citizens Present

Ben Arbogast, Chair of the Neighborhood Watch Committee

1. Approval of July 22nd Agenda

No objections were raised and the agenda was approved.

2. Approval of the June 8th Minutes

No objections were raised to the minutes. Ivo Romenesko moved to approve as presented. Stephanie Johnson seconded. The June 8th minutes were approved.

3. Comments from the HCA Membership

Ben Arbogast asked to reserve his comments for the Neighborhood Watch Committee report.

4. Secretary/Treasurer Reports

Nancy Zingrone noted that Jim Bone intended to resign from the Board because he is moving out of the neighborhood and that his committee assignments needed to be redistributed among serving Board members. No other report was given.

Trish Cuthbert reported that the lawyer for the HCA did all the letters and warrants in debt for homeowners who are outstanding in their dues and who did not respond to previous attempts to talk about their debts and/or set up a payment schedule. She also reported that the next set of warrants in debt would be sent out on August 10th, and the lawyer will be included legal fees incurred in the warrants. Trish presented the Profit and Loss Statement and the Balance Sheet. She stated that while dues income was down, late fee collections were up. She also noted that 88 non-residents had joined the pool for the summer season which, when combined with resident memberships, brought us up to a total of 105-106 pool memberships. Trish also reported that guest fees for the pool were up twice over this time last year and mentioned a few minor guest fee collection problems. The latter were referred to the pool committee. Charlie Smith reviewed the policy for pool party income.

5. Reports from the Standing Committees

a. Pool Operations

Nancy Zingrone nominated Stephanie Johnson to take over the Pool Committee as Chair. Ivo Romenesko seconded and the motion passed unanimously. Stephanie Johnson gave the Pool Committee report. She noted that the management company in place is doing a great job. Anna Freshwater mentioned that new pool chairs were needed. Charlie Smith discussed the need to replace all the metal chairs now in use, and referred the question of when to do that to the Pool Committee. Stephanie Johnson noted that we need to

rethink the guest tag idea and that we need to get the equipment to make our own pool membership cards. Charlie Smith suggested that picture IDs and cards in plastic would be a good idea for next year. Stephanie noted that pool procedures had been tightened up significantly over last year and things were running quite smoothly. Anna Freshwater and Trish Cuthbert discussed the problems Trish is having with some families who are confused about pool membership payments.

b. Finance

No finance report was given.

c. Trash

Nancy Zingrone nominated Charlie Smith to take over the Trash Committee as chair. Ivo Romenesko seconded and the motion passed unanimously. Charlie Smith said that he would arrange a Fall bulk trash pick-up date.

d. Neighborhood Liaison

No reported was given.

e. Townhome Liaison

No report was given.

f. Neighborhood Watch

Ben Arbogast reviewed some minor incidents in the neighborhood on Robin and Maiden Lanes, and on Broad Crossing and Powell Creek Roads. The methods for contacting the Albemarle County Police and recent problems in contacting the assigned officers in times of trouble were discussed. The list of streets without block captains was also reviewed. Ben also noted that joining the Yahoo Group was the best way to keep in touch with the community. Charlie Smith agreed to call the Albemarle County Police to discuss problems and procedures.

g. Communications

Nancy Zingrone described what had been included in the June newsletter, and reminded everybody that she needed articles in early September for the next Newsletter. Board members were asked to note that the October meeting would take place on Monday, October 12th, at 7:30 p.m., and the budget meeting on Monday, November 9th, at 7:30 p.m.

h. Design Review

No design review committee was given but Board members noted they had all received a report from Jeff Boutet via email prior to the meeting reviewing Design Review's activities since the previous meeting.

i. Landscaping & Grounds

Anna Freshwater distributed maps of homeowners and community property and the proposed path of the Lake Trail project. Some confusions over boundary lines were raised and methods to resolve them were discussed. The Leland Cypress trees planted on common area along the Lake front were discussed. Charlie Smith, Anna Freshwater and Stephanie Johnson agreed to meet and walk the property and to discuss the situation with the new homeowners. Anna Freshwater presented the objections some Lake front property owners have raised to the trail. Various ideas to address the objections were discussed.

Anna Freshwater presented a landscaping plan that had been presented to the Grounds and Landscaping Committees. She noted that old pine shrubbery around the pool area had died and that once the drains were in, decisions would need to be made on which types of trees and shrubs would be viable replacements. Ivo Romenesko suggested consulting the County website for a list of trees that are rated for wind damage and salt water runoff. Anna Freshwater noted that she would also be checking the landscaping around other salt water pools in Charlottesville for ideas.

j. Nominating Committee Report

Nancy Zingrone nominated Charlie Smith to take over as the Chair of the Nomination Committee. Ivo Romenesko seconded the nominations, and the motion passed unanimously. Charlie Smith noted that Jim Bone's Board seat would soon be vacant, therefore the Nominations Committee would be looking for new applications.

k. Recreation Committee

Charlie Smith noted that Jeff Boutet would like to name the new playground, Hollymead Park. Charlie Smith mentioned that Hollymead Play Park might be more appropriate. Other issues around the new playground were deferred to the Recreation Committee.

6. Old Business

The Lake Trail project had been discussed under Grounds and Landscaping and therefore was not discussed further.

Ivo Romenesko raised the question of the condominium fees for the Hollymead Square Townhomes. Trish reported that she had done an analysis and that she and Ivo could meet and go over the billing together to resolve the issue.

7. New Business

Stephanie Johnson raised the issue of grass cutting for vacant houses and the possibility that some cars around the neighborhood may be abandoned. Charlie Smith and Stephanie Johnson agreed to meet on the issues and report the actions taken to the next Board meeting.

8. Next Meeting Date: Monday, September 14th, 7:30 p.m., Silver Thatch Inn

10. Meeting was adjourned.

With no objections, the meeting was adjourned.