# **MINUTES**

**ANNUAL MEETING**

**December 3, 2019, 7:00 PM**

#### GREENE MILL PRESERVE

#### Greene Mill Preserve Clubhouse

#### 41074 Solti Way

**Leesburg, Virginia 20175**

# **BOARD ATTENDEES**

# Joe Payne – President

Jeremy Baker – Vice President

Chad Thompson – Member at Large

# Nick Holmes – Treasurer

# Stephanie Duffy – Secretary

# **OTHER ATTENDEES**

Susan Miller – Sentry Management Inc.

# **CALL TO ORDER**

# Mr. Payne called to order the December 3, 2019 Greene Mill Preserve Annual meeting at 7:11 p.m.

**ROLL CALL (PROOF OF QUORUM)**

49 households present

**PROOF OF NOTICE OF MEETING**

Susan provided proof of notice mailed on November 15, 2019.

**APPROVAL OF MINUTES**

Nick motioned to approve 2018 meeting minutes, Chad seconded, minutes approved as written.

**PRESIDENT REPORT**

Reserves well funded. Budget tight due to lawyer fees. Current projects include outdoorprojects. Reserve study change - we can now use reserves to fund landscaping needs. Cookies with Santa on Saturday, December 5, 6-8pm. We’ve spoken with 3 companies re clubhouse remodel. Hoping to monetize clubhouse to fund other operations.

**ELECTION OF DIRECTORS**

Jay Klaus motioned to nominate Kevin McCarthy for board position, Dave Swanson seconded.

Kevin McCarthy spoke for nomination.

Joe Payne spoke for re-election.

Votes collected to be counted.

Joe Payne has been re-elected.

**UNFINISHED BUSINESS**

Jeremy provided update on landscaping. Rough year for weeds – landscaping contractors back on track to assist us with getting neighborhood back on track. Some improvements have been started on the Green, turf renovations have started at the back entrance of neighborhood, tree removal project has been completed as well as pruning, Seed has been spread on WAC near pipeline and will be redone in the Spring as well.

**ACTION**: Send homeowners notice in March to get ahead of the weeds.

Question re irrigation modifications. Jeremy – in the Spring irrigation on the Green will be done.

Comment re :splash pad on the green? Jeremy – issue is the kids running back and forth to pool, as well as folks who may stop to use it that are driving through the neighborhood.

Question: maintenance how often on trails? Currently every other week. Chad – installed signs around community so no solicitors and community property only. In communication with new homeowners to open gate and access trail near Dials household. No trespassing signs allow us to enforce no soliciting and trespassing. Police can be called on solicitors unless they are exempt.

**NEW BUSINESS**

Board has acknowledged Dave Swanson as contact for petition against Board’s decision.

Dave Swanson: Submits petitions to call special meeting to hold a vote for the purpose of rescinding Board’s decision regarding purchase of special assessment.

Joe: Debate in by-laws re members and membership and what that means. Currently it stands as one per household, but it could mean one vote per name on deed. Meeting will be held on January 7 at 7pm for special meeting to vote on overturning special assessment. Board will be providing information and documentation needed to hold and conduct meeting including proxy votes. Board is committed to making sure everything is done by the book and we are completely transparent re commercial lot information.

**HOMEOWNER OPEN FORUM**

Numerous comments and questions re commercial lot.

Takeaway:

* Public land records are available. Purchased for 127k about a year and a half ago. Originally tax value was 13k. Current owner feels based on other properties, 300k is legit.
* We have to pass the special assessment to purchase the lot, we could leverage reserves if special assessment is being collected, but we can’t use reserves to purchase. If we use reserves, we have to pay back within the same year.
* We have not conducted an appraisal because we are not under contract. An appraisal will be done if we are under contract or letter of intent.
* The community is currently under no obligation to purchase the property.
* If something gets built, we have architectural rights and there are certain conditions on type of business.
* What would be built cannot exceed 5000sqft, it cannot have residences, and they can’t building commercial with living above.
* We’ve indicated that it is our desire to leave the lot as green space and the county has agreed to work with us and it would decrease the tax requirements.
* Examples of things that could be built: child or adult daycare, retail sales, restaurant, studio space, farmer’s market, doctor’s offices
* If vote is rescinded and the community wishes to later purchases the property, the special assessment process would have to start over from the beginning.

Email board at greenemill@gmail.com with any further questions or comments

**ADJOURNMENT**

Nick motioned to adjourn meeting of homeowners association, Chad second. Meeting adjourned 8:36pm.