# **MINUTES**

**Board Meeting**

**December 3, 2019**

#### 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**

# Board meeting called to order at 8:51pm.

**MEETING MINUTES**

Susan: Need to add budget meeting minutes to agenda. Add in covenants issue.

Jeremy: Motion to approve agenda with amendments, Chad seconded, Approved.

Chad: Motion to approve minutes from September meeting, Nick seconded, Approved.

Chad: Motion to approve HOA Budget Meeting minutes from 10/1/19., Jeremy second, Approved.

President’s report no different from annual meeting.

**TREASURER REPORT**

2020 budget locked in. Landscaping moved into reserves.

Operating $13,811.97

Reserves $615,182.06

CDs need to be dug in and split up, a few more tiers, and try to balance them out to 50k each.

Pull new rates in 2020 and restructure reserves. Possibly tier over 1 or 2 years vs 3 years.

**MANAGEMENT REPORT**

Susan: Unanimous written consent in lieu of meeting of special assessment passed on November 14th.

Jeremy: Motion to approve budget for 2020 as per email sent out on October 31 with no increase or assessments. Chad second, approved.

Sentry management contract for 1 year will be sent out.

Tot lot inspection report - still waiting on proposal for fixes.

Covenants:

1. Original application denied and second application denied with comments. Recommendation that application denied -new fence or gain permission from homeowner that they would tie into.
2. Approved via basecamp.
3. Email response re ramp. Chad denied last request because of encroachment on HOA property to install fence. Based on previous conversations movement has not been made on softening the look of the fence.

ACTION: find time in next 2 weeks to meet and discuss in person.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Homeowner formal complaint submitted and will be further discussed in executive session.

**ACTION**: Chad will follow up with complainant.

**NEXT MEETING**

March 3, 2019

**ADJOURN MEETING**

Meeting adjourned at 9:29pm