# **MINUTES**

**Board Meeting**

**May 27, 2020**

#### GREENE MILL PRESERVE

#### Greene Mill Preserve Clubhouse

#### 41080 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**

Kevin Miller – Sentry Management Inc.

# **CALL TO ORDER**

# Board meeting called to order at 4:34pm

**AGENDA**

Joe Payne adding 4th of July discussion, Steve Nix batting cage proposal. Jeremy motioned to approve meeting agenda, Chad second, approved.

**MEETING MINUTES**

Stephanie Duffy motioned to approve meeting minutes from 3.4.20, Nick second, approved.

**PRESIDENTS REPORT**

Clubhouse renovations have been completed. Sunday, May 29th, open house to view. Need to discuss 4th of July and pool.

**TREASURER REPORT**

As of 4/20/20 assets are $594,845.85, liabilities are the same. Need to keep an eye on expenses from attorney fees and how that impacts our budget.

**MANAGEMENT REPORT**

Kevin provided info on COVID and the possibility of opening the pool. The pool is ready to go and being cleaned, in anticipation of being able to open at some point.

**UNFINISHED BUSINESS**

1. Tot Lot Inspections – should be receiving dates this coming week for fixes and cleaning.
2. Clubhouse Renovations Update – clubhouse rental rates will be going up, we will have new contracts, but anyone that cancelled or was on the books as of this meeting at 4pm, will receive the old rates.
3. Landscape – new project for trail connections, we are managing issues with weather and a number of folks being out because of COVID.

**NEW BUSINESS**

1. 2020 Pool Season-

KEVIN – We haven’t received a lot of guidance from the health department. Best case scenario, phase 1 is lap swimming only 10 people total including lifeguards, no furniture, we would need additional cleaning in the locker rooms that cannot be provided by the pool company, hand sanitizing stations on pool deck, and signage on walls about COVID. Overall, not very cost effective. We don’t yet know what phase 2 would be. The biggest issue is insurance related - lifeguard insurance does not include COVD and it would be up to the HOA to provide that additional coverage and most insurance companies are not covering riders on COVID. A lot oflocations are closing for the season .

CHAD– if we closed, would it be a cost savings?

KEVIN - We will not pay for man hours of the guards. So far just start up expenses to get pool up and running.

CHAD – Let’s keep pool ready on the off-chance the circumstances are beneficial for opening.

JEREMY- American Pool says June 28 at earliest.

Board agrees to bypass Phase 1.

1. Reserve Study Update

Jeremy motioned to approve updated reserve study as submitted, updated on May 7, 2020. Chad second. Approved.

1. Affirmation of Fence Installation

Lock installed and signage posted for GMP residents only – all complete.

Jeremy motioned to affirm the decision made to use MC fence in 1620 to install fence at upper parking lot. Nick second, approved.

1. Affirmation of Trail Clearing

Jeremy motioned to affirm decision to use landscaping to perform trail enhancement project in the amount of $2500. Nick second, approved.

1. Affirmation of Erosion Repair at Overlook

Jeremy motioned to approve decision to repair erosion by Environmental Enhancements erosion and additional screen project at $3969.47. Nick second, approved.

1. Gazebo Repairs – Repairs to the gazebo will include benches, roof, railing.

Jeremy motioned to approve contract from Prime Exteriors for $5k to perform gazebo upgrades and repairs per agreement on May 2, 2020. Chad second, approved.

1. Drainage Solution - Devon Roe – common area behind home and drainage issues.

Devon spoke - had the county come out to look at the issue, they indicated a French drain may be necessary, however it doesn’t fall under county jurisdiction. She received estimates from companies to do the work. First estimate was $3700, they didn’t want to do a French drain, would prefer to tap into county. The other guy – highly recommended, cost would be $45k, HOA can decide, but $36ft, 990 linear feet. A third estimate wouldn’t come out unless we paid $375, have to be licensed and insured to tap into county drains.

Liability will determine course of action.

**ACTION** - Kevin will consult with attorneys regarding liability on course of action.

1. 4th of July – Steph Meewes spoke – We have our deposit with fireworks folks, do we do modified with best practices and social distancing, or we just do something different? We can possibly modify the event with food and parade and tickets. No inflatables – trying to get deposit back to roll into next year. Possible GMP scavenger hunt, possible concert on the green or movie on the green, possible food trucks, and Arcola FD on hold. JEREMY –Fireworks can be done on July 3, possibly do a food truck – Grubbers did our food last year with tickets, and we can do ice cream or KONA.

**ACTION -** Stephanie Meewes will talk to vendors for the 3rd.

1. Steve Nix – submitted a proposal for baseball batting cage. Jeremy wants to make sure we do it right if we do it. Liability will be our biggest issue. Nick proposes to work with Steve and those submitting requests.

**ACTION** – Kevin will reach out to the insurance company about costs. Steve will reach out to Jeremy and figure out a focus committee to move forward.

**NEXT MEETING**

Wednesday, August 5, 2020; 7pm

**ADJOURN MEETING**

Adjourn 5:44 pm