

**MINUTES
BOARD OF DIRECTORS MEETING
February 15, 2017 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
Randy Duncan – Vice President
Kerry Oldfield – Treasurer
Katie Kutch – Secretary

RESIDENTS IN ATTENDANCE

Paula Duncan – 22357 Harrier
Ryan Jones – 22430 Dinah
Kathy Landmesser – 22380 Aging Oak
Mike Landmesser – 22380 Aging Oak
Chris Marchant – 22574 Wilderness Acres Circle
Stephanie Meewes – 40899 Waxwing Drive

OTHER ATTENDEES

David Prutz – Sentry Management Inc.

CALL TO ORDER

Mr. Payne called to order the February 15, 2017 Greene Mill Preserve Board of Directors meeting at 7:00 p.m.

APPROVAL OF AGENDA

The Agenda for tonight's meeting was presented and accepted as written. This motion passed unanimously.

PRESIDENT'S REPORT

There is nothing to report at this time.

TREASURER'S REPORT

Treasurer summarized the report – year-to-date income, budget, expenses, balance sheet, reserve (\$75,000 from reserve money market to CD to continue CD ladder) and will re-evaluate in the July timeframe. Will discuss more during the discussion of the Reserve Study.

APPROVAL OF MINUTES

Meeting Minutes from September 28, 2016 were presented and accepted as written. This motion passed unanimously.

COVENANTS COMMITTEE

Everything is up to date with Covenants and Inspections. The Covenants Committee Charter is being worked and also working on updating some of the Covenants.

GROUNDS AND LANDSCAPING COMMITTEE

Mild winter with no snow removal. New landscaping company is working on winter maintenance and preparing for spring.

SOCIAL COMMITTEE

Working off charter from 2012 and it has been updated. The next Social Committee meeting will be March 15, 2017. Easter Egg Hunts on April 7th and 8th. There was additional discussion about Fun Run/Glow Run and changing the date for Halloween.

TRAFFIC CALMING COMMITTEE

Update from the President:

- Loudoun County meeting went well and they will send the official petition that we want to participate in traffic calming procedures.
- Petition will need to include 80% of residents.
- Will also put together a list of options (cost sharing vs DOT funded) including ticket cost increase, flashing lights, stop signs, etc...
- Community will pick from options
- Door to door campaign.

MANAGEMENT UPDATE

The following items were brought up in the Management Update:

- Magna latch keys are here to lock the gate and will be added to clubhouse rental sheet.
- Landscaping update with new landscaping company who has provided good communication to management.

OLD BUSINESS

The following items were brought up as Old Business:

- Pool Contract
- Complaint Resolution
- CD Ladder

OPEN FORUM

The following items were brought up during Open Forum:

- Website
- Forms
- Document Control of website and logins
- Water Tower
- Signage off Waxwing

NEW BUSINESS

The following items were brought up as New Business:

- Reserve Study
 - Last conducted in 2012
 - By law, required in 2017
 - Motion by the board get proposal to conduct a reserve study
- Picnic Tables Refinish and Benches
 - Approved
- Pool House Interior Improvements
 - Not to exceed \$20,000
 - Approved
- Landscaping
 - Approved
- Recreation Activity Easements
 - Update

ACTION ITEM REVIEW

- Replace all lights in the Village Green
 - Approved

NEXT MEETING DATE

The next Board Meeting is scheduled for April 17, 2017 at 7:00 PM in the clubhouse.

ADJOURNMENT

The meeting was adjourned at 9:38 PM and to an Executive Session that began at 10:01 PM. The Executive Session was adjourned at 10:58 PM.

Respectively submitted by,



Katie Kutch
Secretary of the Board of Directors

DATE APPROVED: 4/17/17