

**MINUTES
BOARD OF DIRECTORS MEETING
February 6, 2018 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 – Vice President
Nick Holmes – Treasurer
Katie Kutch – Secretary

OTHER ATTENDEES

Susan Miller – Sentry Management Inc.

CALL TO ORDER

Mr. Payne called to order the February 6, 2018 Greene Mill Preserve Budget meeting at 7:05 p.m. Approve agenda as written.

MANAGEMENT REPORT

- Update on Entrance Sign Update
- Pool Furniture Update
 - On order and will be here by the time the pool opens
 - Photos shown to homeowners
 - Will take old furniture
- Reserve Study Update
 - Will discuss next meeting
- Audit and Tax Update
- Gazebo and Pergola Uplighting Proposals
 - Biogreen
 - Current budget at \$6000
 - Vote to increase budget by \$250 (total not to exceed of \$6250)
 - Motion passes
- Insurance Proposals
 - Vote to go with CAU
 - Motion passes
- Lights by Basketball Court Proposals
 - Three proposals and will evaluate at next meeting
 - Look into solar power
- Tot Lot Mulch Proposals

- Vote not to exceed \$5000
 - Motion passes
- Irrigation Proposals
 - Include a new proposal by Affordable Lawn Sprinklers
 - Will evaluate on Basecamp
- Playground Inspection Proposals
 - Vote to go with All Rec
 - Motion passes
- Landscape Boulder by Basketball Court Proposals
 - Vote to go with Palmers
 - Increase cost of \$1200
 - Motion passes
- Black Branch Parkway Lighting Proposals
 - These are fixed as of today
 - Will keep an eye on them to make sure they do not need additional maintenance

PRESIDENTS REPORT

- Commercial Lot
 - Limited timeline for zoning?
 - Research at the county level
 - Will need 2/3 vote of the community for the HOA to buy
 - Will talk to attorney on retainer to review
- Traffic Calming
 - Approve funding
 - More paperwork
 - Due by end of the month

TREASURER REPORT

- Will review CD ladder over the next few weeks

COVENANTS COMMITTEE

- 40995 Waxwing – application for flagstone patio approved on 11/1/17
- 22376 Aging Oak – application for exterior lighting denied on 11/3/17
- 41037 Indigo – application to replace exterior door approved on 12/8/17
- 22382 Gateshead – application to build patio approved on 12/18/17
- 22619 Wilderness Acres – application to install basketball hoop approved on 2/6/18

SOCIAL COMMITTEE

- Easter Egg Hunt Upcoming

OPEN FORUM

The following items were brought up during Open Forum:

- Row of cypress around soccer field

- Running Path on easement on Black Branch

NEXT MEETING DATE

The next meeting will be on April 10, 2018.

ADJOURNMENT

The meeting was adjourned at 8:22 PM and to an Executive Session that began at 8:27 PM. The Executive Session was adjourned at 8:47 PM.

Respectively submitted by,

A handwritten signature in black ink that reads "K Kutch". The signature is written in a cursive, slightly slanted style.

Katie Kutch
Secretary of the Board of Directors

DATE APPROVED: 4/10/18