



Board Meeting Minutes

December 9, 2020

Quarterly Meeting

Meeting was called to order at 7:02 PM by Board Vice President David White, a quorum of members being present.

Board members in attendance:

David White, Vice President
Jim Isbister, Treasurer
Kevin Murphy, Secretary
Bill Rooney, Member-at-Large

A community member was in attendance in person. 15 members of the community attended on-line through a Zoom connection - the first such event for Mountain Brook of Troy.

1. Call to Order

Board Vice President David White called the meeting to order and explained that this was a public quarterly meeting and briefly described the agenda as listed below.

2. Treasurer's Report

Board Treasurer Jim Isbister reported on the neighborhood's current financial status:

As of the meeting date, the Main Checking account balance was \$13,208.86 with \$421.64 in checks outstanding. The Lake Reserve account balance was \$30,122.02. The Emergency Reserve account balance was \$2,493.00.

3. Special Assessment Status

Board Treasurer Jim Isbister announced that 75% of lot owners (108 of 144 total) have paid the special assessment for conducting a required engineering study of the Willow Ridge Dam. This special assessment was approved by a vote of the community in early October. He encouraged those who have not already sent their assessment to please do so ASAP.

4. Reimbursement Grant Status

Board Vice President David White explained that the Virginia Department of Conservation and Recreation has provided the community with a \$5000 reimbursement grant, covering 50% of the costs incurred this year to perform an inundation study for Willow Ridge Dam. This amount has been deposited into the Lake Reserve Account and can be used to offset the costs of future repairs.

David also explained that there are new parameters for administering the grant for the current cycle, which will apply to how the engineering study will be reimbursed. A cut-back in available Federal funds may result in a smaller pay-back - but, Mountain Brook will still apply for all possible reimbursement categories.

5. Budget for 2021

Board Treasurer Jim Isbister presented a proposed budget for 2021.

A motion to accept the proposed budget was made by Kevin Murphy and seconded by Bill Rooney. The motion passed on a unanimous vote of 4 for and 0 against.

6. Open Discussion

The floor was opened for discussion among all members for any issues of general interest to the Association:

- 1.) Can decorative shrubs be planted at the front entry sign? The tenacious grass had to be sprayed to clear the area, and there has been a difficulty in securing proper bushes to plant because of supply shortages due to the virus. Additional work will be done in the spring.
- 2.) The 2020 budget showed an overage for weed control in the lakes, mainly due to lily pad mitigation. The overgrowth of lily pads was caused by an abundance of natural fertilizer contributed by the geese that populate the lakes. The weeds are now under control and this budget item should return to normal for 2021.
- 3.) Could a provision be made for community members to make annual dues payments or assessment payments electronically? The Board Treasurer discouraged this procedure, because there would be no physical paper trail to corroborate payments received.
- 4.) The Board Vice President commended the Board Treasurer for the enormous amount of work he has accomplished - regarding both the budget and the dam issues. His comments were enthusiastically supported by those in attendance.
- 5.) A Taco Truck will be at the Landover entrance median for lunch purchases on Monday, 12/21.

7. Adjournment

Meeting was adjourned at 7:29 PM.