



Board Meeting Minutes

March 10, 2021

Quarterly Meeting

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

Board members in attendance:

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

1. Call to Order

Board President Michael DeVore called the meeting to order and explained that this was a public quarterly meeting. He explained that, due to COVID restrictions, Board members were meeting in person and that the association's membership were participating remotely through the Zoom teleconferencing software. He 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 \$16,699.84, with \$484.16 in checks outstanding. The Lake Reserve account balance was \$47,437.88, which includes funds raised to perform a required engineering study of Willow Ridge dam and a \$5000 reimbursement grant from the Virginia DCR for a previous inundation study of the Willow Ridge lake. The Emergency Reserve account balance was \$3000.

To date, a total of 140 out of 144 lot owners have remitted special assessment dues for the engineering study of Willow Ridge dam, and 126 out of 144 lot owners have remitted regular assessment dues for 2021.

3. Lawsuit Status

Board President Michael DeVore shared a status update regarding the current lawsuit against Mountain Brook of Troy by one of its members. He explained that this is the same lawsuit challenging certain authorities of the POA, which has been discussed in previous public Board Meetings.

At a court appearance on February 11, 2021, counsel for Mountain Brook of Troy argued that the lawsuit should be dismissed because the suit was filed long after the corresponding statute of limitations would permit. The Board is still awaiting the Court's decision regarding this argument. A trial is tentatively scheduled for May 2021; it will be cancelled if the Court agrees with the statute of limitations argument and dismisses the suit.

The major expense incurred so far has been for Attorney fees. The lead Attorney is retained by State Farm Insurance Co. The HOA also retains an advisory Attorney. While the lawsuit is in progress, no attempt has yet been pursued to recoup legal fees or delinquent assessment fees.

4. Engineering Study Status

Board Vice President David White explained that sufficient funds were on hand to perform an engineering study of Willow Ridge dam as required by the Virginia DCR. A contract to perform this study was signed with the engineering firm of Froelink and Robertson. This study has not yet been completed.

A site visit by the supervising engineer (David Krisnitski), scheduled for Monday - March 1, was canceled due to inclement weather. He has offered to conduct a public community meeting, to explain the survey recommendations upon their completion.

5. Food Truck Appearances

Board President Michael DeVore remarked that the periodic appearance of a food truck near the median at the entrance to Landover Road appears to be very popular. He is aware that there may be some concerns about the location, though the Board has not been contacted directly with any concerns. He pointed out that appearance of the food truck is not coordinated by the Board, and apparently the truck is located on state-owned property. However, if it is becoming a nuisance, the Board may need to become involved to facilitate a solution.

He requested feedback from those in attendance concerning whether the food truck was, in fact a nuisance, and in what sense that might be. Comments from those in attendance were positive. The schedule for the food trucks is posted on Facebook. The trucks have been generally occurring approximately every two weeks, for a two hour time period. Bill Rooney indicated that the schedule could also be posted on the Mountain Brook website. Some concern was expressed about damage to the grass of the median, due to both truck location and parking of cars for attendees.

6. Website Status Update

Board Member-at-Large Bill Rooney gave an update on the redesigned website for the neighborhood. It will be simple and clean - patterned after the example website: huntersgreen.com. A resident's calendar will be included, and a community map with trails.

7. Open Discussion

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

David White called attention to the hyacinth bulbs that have been planted at the community entrance sign at Landover Rd. New resident Tess Verheyen was kind enough to donate the bulbs and plant them, with Dave's help.

There have been several inquiries about paying assessment fees and dues online. The Treasurer expressed concerns about documentation and paper-trail for online payments.

The Zoom access for the Quarterly meetings seems to be working, at least for the duration of the pandemic restrictions.

The fish are biting in the lakes...!

8. Adjournment

Meeting was adjourned at 7:37 PM.