



# Board Meeting Minutes

June 16, 2021

## *Quarterly Meeting*

Meeting was called to order at 7:00 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

### **1. Call to Order**

Board President David White 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. Assuming that restrictions continue to ease across the state, the Board anticipates that the next quarterly meeting, in September 2021 will be in person. He briefly described the agenda as listed below.

Dave noted that a Guest Speaker (Engineer David Krisnitski) was scheduled to join the meeting at 7:30, to talk about the Willow Ridge Dam study and to take questions.

### **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 \$16,318.23, with \$1,225.16 in checks outstanding. The Lake Reserve account balance was \$43,546.19, 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 \$3,000.00.

There are 5 Dues payments outstanding. There are 3 Assessment payments outstanding.

### **3. Lawsuit Status**

Board Treasurer Jim Isbister 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. The shut-down of the Court system, because of pandemic compliance, has resulted in a backlog of approx. 1 million court cases - resulting in the current delay. He explained that the Association insurance policy (State Farm) pays for the lead counsel arguing this case for the Board.

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. The lawyer representing the Board in this matter recently explained that he has not heard from the court when we might expect the Court's decision. A trial had been tentatively scheduled for May 2021; however that date has now slipped pending the outcome of the February hearing.

#### **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. They will also address the necessary 6 year compliance requirement for the Landover Dam.

David Krisnitski joined the meeting early and was given the floor:

Preliminary examination indicated that an upgrade to the emergency spillway would be necessary. The top level of the dam may need to be raised. The original spillway pipe was not properly filled and the new spillway pipe is causing some erosion of the drain field below the lake. There is some seepage through the dam (normal) causing an algae buildup. This could be solved by installing a Toe Drain.

The ideal solution to correcting the auxiliary spillway would be to create a concrete pad, but this is an expensive option. Redirecting stone barriers could open up the flow channel.

The study should be complete by the end of July. The potential construction calendar would be approx. two months. A larger, more established contractor would complete the project faster, but be more expensive. A smaller contractor would be cheaper, but slower.

Compliance for the Landover Dam requires renewal of the DCR Permit. All paperwork must be filed on the State's DSIS online database.

#### **5. Website Status Update**

Board Member-at-Large Bill Rooney gave an update on the redesigned website for the neighborhood. The website is ready for implementation, but there are problems with the sponsoring Host service. A virus contamination is creating a denial of service for posting any information. Until this problem is solved the website cannot be launched.

#### **6. Upcoming Board Elections**

Board Vice President David White reminded meeting attendees that elections for the next Board term would take place this summer, with new Board members taking office at the next Quarterly Meeting in September. Association members will be receiving more information by mail in the coming weeks about how to volunteer and important due dates.

Please consider volunteering to serve your community by running for office!

#### **7. Covenant Compliance & New Construction**

Board Secretary Kevin Murphy briefly noted that the covenants require that any new construction - for additions, auxiliary structures, sheds and major landscape features - be submitted to the Board for approval prior to construction being initiated. The requirements are generally quite minimal - simply asking that the location be noted on a plat or site map, and that any new construction be compatible to residential design standards.

#### **8. Activities Committee Update**

The floor was offered to members of the Mountain Brook Activities Committee to give an update regarding plans for the coming year.

Committee Chair John Bates noted that 10 members of the committee had met in the prior week to discuss the potential for activities now that the pandemic compliance regulations had been lifted. A Community Picnic is planned for late September/early October - on a Sunday, with a band potentially available. A Children's Fishing Morning is planned for the Saturday before the picnic. Suggestion was also made for community feedback on a potential Movie Night and a Holiday Event toward the end of the year.

Board Vice President David White noted that he had been pursuing the creation of a Beautification Committee with two members of the community. Treasurer Jim Isbister suggested that a budget allocation of \$830.00 could be directed to aid this effort. It was suggested as to whether the community

should be asked for volunteers to participate in repair and painting for the fences at the entrances to Mountain Brook I & II.

**9. Open Discussion**

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

Several participants thanked the Board members for their time and effort (greeted by a round of applause and general conviviality).

**10. Adjournment**

Meeting was adjourned at 7:41 PM.