



# Board Meeting Minutes

## September 30, 2020

### *Quarterly Meeting*

Meeting was called to order at 7:05 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 and briefly described the agenda as listed below.

#### **2. Lawsuit Status**

Board President Michael DeVore announced that the court date planned for February 11, 2021 to hear our motion to dismiss is still scheduled. If the case is not dismissed, the court will schedule a subsequent trial to hear arguments. The date for that trial, if it becomes necessary, is not yet known. There has been a small amount of recent activity regarding this case, including a recorded deposition of one of the witnesses, which required some preparation by our legal team. However, it appears that most of the legal expenses associated with this lawsuit will now be incurred in the 2021 fiscal year. The Treasurer's Report reflects that the funds allocated to that have not yet been spent and will be available to cover those expenses.

#### **3. 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 \$18,912.01, with \$1488.31 in checks outstanding. The Lake Reserve account balance was \$1,393.75. The Emergency Reserve account balance was \$2,993.00.

The neighborhood is still awaiting the DCR reimbursement for the WRD inundation study.

#### **4. Balloting Status**

Board President Michael DeVore announced that a public board meeting would be held on October 14, 2020 at 7:00PM to formally count votes from the recent ballot on whether to hold a special assessment for an engineering study of Willow Ridge Dam. He noted that ballots postmarked last week were still arriving in the post office box. He asked that anyone who has not yet returned their ballot please do so ASAP. It was noted that several community members have requested to look over the previous engineering studies and the current bid before casting their ballots. He asked that anyone who has made such a request and has not yet heard back from the Board, please contact the Board and let us know.

## 5. Reimbursement Grant Status

Board Vice President David White explained that all paperwork required by the Virginia Department of Conservation and Recreation for the reimbursement grant program has now been submitted. As has been discussed in previous meetings, our application to that program was accepted, and we are expecting to receive a \$5000 reimbursement covering 50% of the costs incurred this year to perform an inundation study for Willow Ridge Dam. At this point, we are waiting on DCR to process the reimbursement.

The water management requirements were generated by a Federal Program initiated in the late 1970's, to protect communities located downstream from water features.

The new grant cycle begins on November 1, 2020 - disbursement on a 1st come, 1st served basis.

- A question was asked of how the neighborhood was made aware of the State grant program? The Regional Dam Engineer brought it to the Board's attention - augmented, also, by the Engineer who worked on the inundation study.

Michael pointed out that Dave White has accomplished a massive amount of paperwork with regards to State compliance requirements for both lakes - resulting in enthusiastic and appreciative applause from the assembled multitude.

## 6. Activities Committee

The floor was offered to **John Bates** of the Activities Committee to discuss their evolving plans for the coming year in light of the COVID-19 pandemic.

John noted that the Committee had been operating for 2 years, and included 9 members with a wide variety of talents. 5 activities were accomplished last year - but, because of the Covid-19 virus, things were very much up-in-the-air for this year. The chili cook-off, the picnic, and the yard sale have been canceled. A new date for the kids fishing competition was still pending, and an outdoor movie night was still possible. The Committee was still trying to formulate a plan for a holiday event that would comply with reasonable virus precautions.

## 7. Open Discussion

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

No questions were asked, other than those noted above.

## 8. County Supervisor Comments

The floor was offered to Mr. Bob Babyock, Louisa County Supervisor representing the Green Springs district. Mr. Babyock shared information regarding future development plans for the Zion Crossroads area.

He noted that there had already been a large turnout for early voting, with stringent virus safety measures in effect. A 2nd voting location opens at the Art Center on Oct. 15. There are two state-wide amendments on the ballot.

Please respond to the Census Inquiry. Each verified resident results in a \$2,000 value to the County.

Covid-19 figures have shown a downward trend in the County, but an upward spike in Charlottesville.

The implementation of the broadband installation is significantly expanding beyond the CVEC area, helped by a \$28,000,000 grant secured with the help of Rep. Spanberger. Dominion Energy is working closely with CVEC, but 75% of the county is service by Rappahanock Electric Coop - which is not cooperating as smoothly with the other parties involved.

Please support the Central Virginian weekly newspaper. It can be delivered to the home at a minimal annual expense.

Extensive information about development issues for the RT 15 corridor:

Louisa County is working closely with Fluvanna County on the corner of RT 15 & RT 250. A Publix Market will anchor a small mall with 4 or 5 additional businesses. This should be underway within the

next 1 to 2 years. A Starbucks will be going in near the Best Western. A major project will be going in behind the UVA Dialysis facility. This may include a Harris-Teeter Grocery. Also, a 3rd mall may go in north of the Walmart distribution center, with a 3rd grocery store (proprietor is undetermined). Prospective tenant businesses include 7/11, Hampton Inn, Dollar Tree, Dunkin' Doughnuts. There will also be construction of a Stonegate II apartment phase.

This clearly brings up traffic and congestion issues. Suggestions call for a road to run parallel to RT 15, to the east, to alleviate truck traffic access to businesses and allow local transit without accessing RT 15. The feasibility of an overpass intersection, similar to RT 29 at Rio Rd., is under study to alleviate congestion north of RT 64. Inquiries have begun about an additional access to RT 64 at Poindexter Rd. This is complicated by requiring federal highway compliance requirements. Overall time frame for all of these "improvements" is intended to fit into the VDOT six-year plan.

Charlottesville has very minimal convention facilities. There is great potential for a Regional Conference Center facility at Zion Crossroads.

The County has approached UVA Health about looking at the viability of opening an Urgent Care Clinic at Zion Crossroads.

A brewery is opening in Gordonsville - Champion Ice House.

Thought is being given to opening new Police and Firefighting facilities near Zion Crossroads, because of the increased potential population and traffic projections.

Questions:

- What about water concerns? Many complications relating to the Monacan water treatment plant. Hoping for a breakthrough with November negotiations.

- Terrible cell-phone reception in the area - any potential for local cell towers? No known plans at present. Complaints about reception deteriorating with construction of the RT 250 water tower.

## **9. Adjournment**

Meeting was adjourned at 8:08 PM.