

1 Villages of Piedmont I HOA
2 Board of Directors Meeting
3 16080 Market Ridge Blvd, Haymarket, VA
4 February 28, 2024
5 7: 00 PM Hybrid

6 **Board Members Present:**

7 Chris Prime, President/Treasurer
8 Eric Morelli, Vice President
9 Pat Johnson, Director
10 Amanda Murphy, Director
11 Ann Laila Johnson, Secretary

12
13 **Management Present:**

14 Barbara Smith, Community Manager
15 Ed Thomas, PMP CEO (Virtual)

16
17 **Residents:**

18 3 owners registered for the meeting and 2 owners logged into the meeting. See sign-in sheet.
19

20 **Call to Order:**

21 Mr. Prime called the meeting to order at 7:00 p.m.
22

23 **Announcements:**

24 **Next Board Meeting will be held on March 27, 2024, at 7 pm. The board will skip the**
25 **regular meeting for April for the annual meeting that will be held on April 24, 2024, at 7**
26 **pm. The May meeting date will be determined once the new board members are added.**
27 **The elections will also take place on 04/24/2024 with the meet and greet to be held at the**
28 **clubhouse on 04/14/24 at 4 pm.**

29
30 **The Tree Removals project was completed, but still needs to have pathway edged prior to**
31 **the new paving in April. HLS will look at the pathway to determine whether they can do**
32 **because they only edge on straight-edged sidewalks/walkways. If not, other vendors will be**
33 **asked for service proposals.**

34
35 **The annual inspections will be conducted by management beginning in the April/May time**
36 **frame. Notice for the inspections will be sent to the community along with an inspection**
37 **checklist on March 1, 2024.**

38
39
40 **Homeowner Forum:** Ben Pearson proposed that the monthly HOA Board Meeting Book
41 should be posted on the HOA website in PDF format and easily accessible stating that it is stated
42 that it should be in the governing documents. Chris Prime clarified that being easily accessible
43 means that a request for the book will be granted.
44

45 Tim Fenzel checked in as a follow up to his issue with feral cats. He just wanted to be sure that
46 follow up to his written complaint had been made. Chris Prime stated that the subject has been
47 presented to the company attorney.

48

49 **Approval of Previous Minutes:**

50 The Board approved the minutes of January 24, 2024, board of directors meeting and the email
51 unanimous voting of the following items/dates:

- 52 • Pool Furniture Storage 11/07/23
- 53 • Snow Pretreatment 01/16/24
- 54 • St. Patrick Day Event Insurance 01/25/24
- 55 • Tree Removal Proposal 02/14/24

56

57 Confirmed that all unanimous email voting will be become part of the meeting minutes to keep
58 as a record going forward.

59 Motion by Chris Prime, seconded by Pat Johnson 5-0-0

60

61 **Covenants Committee**

62 Renee Pearson presented by first stating that she appreciated the previous Chair, Lisa Kuykendall
63 who recently stepped down due to time with family. The committee will meet again on 03/21/24
64 to discuss electing a new chair for the committee. ARC applications will be reviewed with a
65 deadline by Friday of each week on which the application is received. This gives committee
66 members a window of time for review and gives the applicant an expectation of a response.

67

68 **Grounds Committee**

69 Ben Pearson presented stating that the committee will monitor start up items and repairs for the
70 pool. The committee would like to have handyman install posts for 3 signs beside basketball
71 court. Management is collecting proposals for Spotted Lantern Fly treatment. Management has
72 contacted the pergola vendor to ask about shade options and to ask about High Sierra power
73 washing the pergolas prior to opening. Management was asked to check reserve study regarding
74 driveway bibs.

75

76 **Social Committee**

77 Matt Hewson presented stating that 30 people had signed up for the Pre-St Patrick's Day event to
78 be held on 03/09/24. He requested that management send another email blast to boost attendance.
79 The next event will be the Summer Kickoff Event. Pat Johnson would like to suggest that the
80 community have a Spring/Fall community yard sale. Laila stated that the event would need a
81 coordinator and signs are not allowed, but maps can be printed for those wishing to attend. The
82 yard sale sign may be on the property with the address on it for the day of the event only but
83 must be taken down immediately after. Social media advertising would be the best source and
84 most inexpensive for advertising the event. The event would be good if coordinated with VOPII
85 in the months of mid-April or late September.

86

87

88 **January 2024 Financials**

89 Financial Reports were reviewed. Discussion included line item 1069 which will mature at the
90 \$250K mark within the year, but plans are to watch its growth and request transfer, if necessary,
91 in the future.

92

93 **Old Business:**

94

95

96 **2022 and 2023 Audits**

97

98 Management received two proposals to replace our current auditing firm. One from Daly,
99 Hamad, and Associates for approximately \$5K each year. The other from Strauss and Associates
100 for \$2,500 per year. The discussion was to ask Strauss and Associates to lock into a 3-year
101 contract at \$2,500 per year and ask what the threshold of surprise for going over the estimated
102 amount. Pat made a motion to approve, Amanda seconded, 5-0-0

103

104 **2024 Pool Management Contract**

105

106 Chris Prime made a motion to approve the current contract. Eric seconded, 5-0-0. The Grounds
107 committee will research purchasing supplies needed for pool startup so that it can be budgeted
108 for less next year. Purchasing our own supply and monitoring the pool attendance and number of
109 lifeguards will also be a factor in next year's budget. The swim lessons will be advertised in the
110 next newsletter and sent via email blasts and website. Management to find out the minimum age
111 for a lifeguard from vendor. Management to send a list of supplies needed for the Grounds
112 Committee.

113

114 **Irrigation Maintenance Proposal**

115

116 Discussion on 2024 contract that was approved by the board members at the 01/24/24 board
117 meeting was the silver plan which only is for KT Irrigation to come out for startup and shut
118 down. Previous years these systems have been on monthly (platinum) plans which has them
119 inspect the systems monthly and adjust irrigation appropriately for the changing seasons. The
120 systems are turned on with Spring settings and run about twice as long in the Summer then back
121 to Fall settings. For large infrastructure systems they recommend at least a couple of visits
122 throughout the season. Laila Johnson made a motion to approve the gold plan, Chris Prime seconded
123 the motion, Pat Johnson against, and final vote 4-1-0 as it was discussed that grass replacement would be
124 more expensive than increasing the contract amount for irrigation.

125

126 **Parking Policy Discussion**

127

128 Many ideas have been brought forth in regard to a new parking policy. Discussion included
129 using orange towing stickers and then towing repeat offenders, that the parking policy that
130 Amanda has in place for her community would be mimicked and sent to legal, but unfortunately

131 these issues can cost money and the 2024 budget does not have funds for a parking policy as
132 ultimately it would cost up to \$1K to create the policy. The board would like to table the
133 discussion until a survey of the community is completed to determine how large of an issue this
134 is. The survey would ask regarding such opinions on parking, specific issues with parking,
135 examples of parking issues, open parking, HOA waiver, what financial ramifications, and
136 address of resident completing the survey. The results of the survey would be completed prior to
137 the 2025 Budget creation.

138
139

140 **2024 Spring Annuals**

141 Discussion included that the flower bed on Heights Ave was included in the 2023 proposal. To
142 reduce the amount from \$1,875 to \$1,587, which is closer to the budgeted amount of \$1,500, it
143 was decided to remove the flowers in the Heights Ave flower bed. Eric made a motion to
144 approve the revised proposal, Laila seconded the motion, 5-0-0

145

146 **EXECUTIVE SESSION**

147

148 No discussion is needed in the executive session.

149

150

151 **ADJOURNMENT:**

152 With no further business to discuss, **Motion:** **Mr. Prime moved** to adjourn the meeting at **8:49**
153 **p.m.** The motion was seconded by Laila Johnson. **MOTION PASSED (5-0-0).**

154

155 The next regular Board meeting will be held on March 27, 2024, at 7pm through Zoom and in
156 clubhouse.

157

158 Respectfully Submitted by:

159 Barbara Smith, Community Manager VOP I