

BR Madison Home Owner's Association  
Board Meeting at Ashburn Sheriff's Office

June 3, 2021

President	Jennifer Deming
Vice President	Kathy Davidson
Treasurer	Keith Grayshon by phone
Secretary	Tim Sawyer

A. Call to Order Motion to convene Board Meeting 19:00 by Jenn seconded by Kathy.

B. Motion to accept the March 9, 2021 minutes by Jenn and seconded by Kathy.

C. Homeowner Open Forum: No homeowners were present.

D. Old Business

Architectural Guidelines – color palette has been added for shutters and doors. The document will be sent to homeowners.

E. New Business

Reserve Study:

- Tot Lot Mulch has been added as a line item. Mulch has been added and mats below the swings. Mulch will be refreshed every three years.
- Tot lot improvements will be pushed to every ten (10) years beginning 2030 and continuing every 10 years reviewing with 50 percent replacement as needed.
- Storm Water Management System will be removed. Loudoun County and VDOT are responsible for the storm drain, curbs, drains, streets, and sidewalks.

Motion to approve changes by Kathy and seconded by Jenn.

Amendment to Declaration

The Board has received complaints from some homeowners regarding political, graduation, miscellaneous signs. Currently signs of any kind (other than real estate) are not permitted per the community's declaration. Motion made and seconded by all board members to propose an amendment to the community to remove this restriction from the Declaration. Some general guidelines could then be provided via the ARC Guidelines by a vote of the board as needed.

F. Management Report

- Mulch and rubber mats have been added to the tot lot.

- Plants replaced by Meadows Farms have failed again. Landscapers will remove the dead plants and replace in the fall.
- Trees near the white fence are failing. The board will need to consider budget to remove and replace some of these trees this fall or next year.
- The annual audit is underway.

Motion to go into Executive Session at 20:03 by Kathy and seconded by Jenn.  
Owners with violations and a homeowner complaint were discussed in executive session.

Motion to return to Open Session at 20:56 by Jenn and seconded by Kathy.

Motion made and unanimously approved to provide certified notice to the five (5) homeowners with uncorrected violations. Owners will be given additional time to correct their violations after which time fines of \$10/day per violation will begin to accrue. Motion made and unanimously approved to decline an ARB appeal. Owner will be provided more time to find a graspable railing and submit a new application.

Motion to adjourn at 21:00.