

BR Madison Home Owner's Association  
Board Meeting at Ashburn Sheriff's Office  
November 2, 2020

President	Jennifer Deming (by phone)
Vice President	Kathy Davidson
Treasurer	Keith Grayshon
Secretary	Tim Sawyer
Member at Large	Chip Shubargo

Motion to convene Board Meeting 18:20 by Kathy and seconded by Keith.

Motion to accept the February 2020 minutes by Kathy second by Chip.

ARB will now consist of Kathy Davidson, Sara Coffman, and Keith Grayshon.

Motion to accept by Kathy, Chip, and Jen.

Communication committee will remain the same.

Budget for 2021

Lisa reviewed the line items and identified an increase possible with refuse but she will let us know if she receives notice. Contract expires in 2021.

Another reserve study is required in 2021. This is required every five (5) years in accordance with state law.

Lisa will contact the county to revisit cleaning up the storm drain on Citation.

Architectural Guidelines changes will include the following:

Decks if stained will use earth tones (browns and gray), or no stain. If deck is stained then fencing should also be stained. If shared fencing with neighbors doing the outside would not work. Additional study required for paints vs stain/penetrating oil.

Trees – If removing a tree in the front and home does not have a flowering tree one must be planted.

The Board will continue to work on edits to the guidelines before all changes are incorporated.

Board discussed an ACR that was denied by the committee for painting using Behr white trim, flirt alert for door, Skinny Jeans for the shutters. The Board agreed to allow the shutter and door color however, they agreed that the roof on the bay window should not be painted. It will be recommended to the owner that they use commercial products to clean the roof of the bay window but not paint.

Chip will provide the original colors Ryan Homes used 25 years ago and work on some recommended language to add to the guidelines regarding color choices so that owners have better direction when making their selections

The ARC Guidelines will not be formally updated until all the changes are approved. The revision process is ongoing and the board plans to complete in early 2021.

Lisa reports that a CD is coming up for renewal. The current value is \$12,000. A reinvestment into another CD with the best rate available for a one year period motion was made by Keith and seconded by Jen.

The Board agreed that they would prefer to meet in person, therefore quarterly meetings will continue at the Ashburn Sheriff's Office.

Motion to go into closed session by Kathy and seconded Keith to discuss Spectrum Property Management Contract.

Motion to go back into open session by Chip seconded by Jen at 19:07

Motion to accept new contract by Kathy and second by Keith to accept new contract which will be evergreen and have a three percent annual increase New contract to start January 1, 2021.

Open action items:

Clarify paint colors for trim, door, and shutters.

Stains vs paint for deck/fencing

Fencing updated in document to include composite as well as wood.

Chip will meet with someone to discuss maintenance on bay window top for front and sides of homes. Bay windows located rear of the home have shingles to match the roof.

A motion to adjourn at 19:15 by Chip seconded by Kathy.