

CBTB ASSOCIATION MEETING MINUTES
Minutes of the Board of Directors
December 14, 2013

The CBTB Annual Board Meeting commenced at 5:05 p.m. on December 14, 2013.

Board Members Present:

Catherine Bennett	Beverly Saunders
Barry Jackson	Robert Bennett
Judy Atlas	Maria Merkowitz
Chris Naumann	Will Linne
Roger Failmezger	

Association Members Present:

Liz Failmezger	Ann Via
Arlene Cooper	Mark Hill
Tara Wiktor	Ron Holmes and Chrissy Brubaker
Bill and Jean Ehlman	Mike Woodcock
James Allen	Dan and Ellen Huddy
Mrs. Fred McBride	

Other Association members may have been present and did not sign in.

The Meeting was called to order by President, Catherine Bennett at 5:05 p.m.

President's Remarks: (Catherine Bennett)

Mrs. Bennett read the ground rules for conducting CBTB Board meetings.

All Board members and community members present introduced themselves. Mrs. Bennett informed those present that the funeral of long-time resident, Dottie Evans had been held today (December 14th). Mrs. Evans was a former radio personality who hosted a Big Band radio program.

Public Input Period

Community members were requested to hold their comments until the relevant agenda item was discussed. Any other comments not related to agenda items could be discussed now, but no one spoke at this time.

Secretary's Report: (Judy Atlas)

A motion to accept draft minutes as amended from November 9, 2013 was approved unanimously.

Treasurer's Report: (Chris Naumann)

The treasurer's report dated November 31st was approved unanimously.

Roger Failmezger asked in what account were the special assessment funds going? They should be placed in the EVP Capital Reserve Account.

Maria Merkwowitz asked if any funds had been received from outside tennis players? Mrs. Naumann said that Maria must check with Michelle Lewis (bookkeeper) about that.

Roads and Grounds: (Robert Bennett)

Robert Bennett said that we are under budget on all the relevant mowing and road maintenance accounts. A letter has been sent to Lancaster County Supervisors asking that road speed be reduced to 25 miles per hour, and that golf cart use be extended to the entire community.

Barry Jackson asked if Welford had been contacted to spread gravel on Dock Road as requested by residents. Robert Bennett stated that Barry could contact Welford himself, and make that request.

No new estimates have been received about paving. VDOT has not been approached about taking over CBTB roads as yet. Mr. Bennett discovered that a Northern Virginia community was required to pave roads before VDOT would take over the maintenance, costing homeowners \$5000 per lot.

Pool: (Catherine Bennett and Mark Hill)

Mrs. Bennett has been negotiating with Sevorg, with the assistance of Bill Saunders, Mark Hill, and John Cooper to add salt water and a pool cover to the original scope of work.

Mr. Jackson expressed concern that once the bottom drain was closed, there would be no way to push dirt to the drains. Mr. Hill said that because there would be more water going through bigger and better filters there should be less dirt on the bottom of the pool. Will Linne suggested that an automatic vacuum be purchased which could work while the pool was closed. Was there a guarantee that the pool repair be done by the summer season? Mr. Hill said that the contract would include a guarantee to be done by May 15th.

Would a mesh cover be adequate? Mr. Hill said the proposed cover was an upgrade of the standard cover.

Mr. Allen asked if the Board had considered other bids? Yes, the Board has received other bids, but none matched the scope of work or the cost of Sevorg. Sevorg will also replace the concrete that will be dug up.

Catherine Bennett will sign the scope of work proposal, and then the actual contract will be drawn up, with guarantees that work be completed by May 15th, and the cost not exceeded.

Tennis and Golf: (Jean Ehlman)

- See Tennis Report
- See Golf Report

Roger Failmezger submitted a motion, seconded by Will Linne, to allow only CBTB residents and their guests use of the tennis courts.

In the discussion that followed Maria Merkowitz stated that it is the non-resident users that play and maintain the courts. Barry Jackson asked if the non-resident users are in fact paying their fees. Mr. Bennett stated that it was reported that CBTB received \$500 this year from non-residents for court use, and at that rate the new courts would be paid for in 125 years. Mr. Bennett also stated concern for the potential liability to the Association to have non-residents using the facilities. A previous lawsuit brought by a CBTB resident over the poor state of the courts was thrown out of court because the judge ruled that an entity cannot sue itself. Mark Hill suggested that non-residents band together to purchase an inexpensive lot in order to play tennis. Beverly Saunders thought this was an excellent solution to the problem. Mr. Allen asked why not have only one court instead of two. Will Linne said that if CBTB eliminated any courts, CBTB would be eliminating an important asset to the community. Mrs. Naumann asked if the guests of residents can use the tennis courts? Yes, guests of residents can play, as can renters who have a signed lease.

Mr. Failmezger's motion failed, with Roger Failmezger, Will Linne, and Robert Bennett voting for the motion. Barry Jackson, Judy Atlas, Maria Merkowitz, Beverly Saunders and Chris Naumann voting against the motion.

Barry Jackson stated that a motion was passed in February 2013, to remove the golf course from the MillerDodson report. The Board, at that time, only wished to keep up the course in its present state, but not improve it. Mrs. Bennett had volunteered to contact MillerDodson. Catherine Bennett requested that this issue be tabled to allow for research on this issue.

Hospitality: (Beverly Saunders)

The Hospitality Committee sponsored a successful Christmas Party on December 7th. Mrs. Bennett thanked Beverly Saunders, Susie Pierce, and Millie Dickens for their hard work cooking, cleaning and decorating the clubhouse for the party. There was a special thank you from the Haywoods, and O'Dares (sp?) who received plates of food from the party, prepared for the homebound. Barry Jackson stated that Millie Dickens informed him that the clubhouse was extremely dirty, with dishes piled in the sink.

Susie Pierce had several suggestions, one being a monthly hot dog day at the pool during the summer season. Another suggestion was to appoint block captains to pass out newsletters to the community to improve communication about events. There are many residents that do not use computers to keep up with community affairs.

The next party planned will be a New Year's Bash on December 31st at 8:00 p.m. Kielbasa and sauerkraut will be supplied, but those attending should bring appetizers to share and whatever they wish to drink.

Dock: (Barry Jackson)

There is nothing new to report. Boats have to be removed from the dock in two weeks.

Evidence has been found of vehicles driving around the gate. Mr. Jackson picked up broken glass, probably from a boat trailer. Please report if you have seen vehicles attempting to drive around the gate, as this is posted private property. Mr. Failmezger stated that we may have to block or narrow access around the gate. Mr. Hill stated that it is too much trouble to unlock the gate. Mr. Jackson replied that restricting access to residents only has kept the property much cleaner. It had become known around the County as a parking and fishing spot.

Architectural Committee: (Roger Failmezger)

No new requests have been presented before the Committee.

Capital Reserve: (Roger Failmezger)

Roger Failmezger summarized the special assessment letter that was sent out explaining CBTB's obligation to maintain its facilities, specifically the pool and tennis courts which require repair to keep them usable. Mr. Jackson stated that for the record, the decision to fund the repair of the tennis courts this year was not a unanimous decision by the Board.

Mr. Cusack asked if the benefits received from having tennis courts was worth the amount it would take to repair them. He asked that the Board give the Community a chance to respond to the letter. Mr. Ehlman stated that the amount requested for 2013, does not seem that much if you spread it over the period 2011-2015, the span of the MillerDodson report. Mr. Failmezger stated that the study recommended more money in the initial years because of the aging facilities. Once the facilities were renewed, it would not require as much money to keep them up. Will Linne stated that the tennis courts were important capital assets belonging to the Community. Mr. Huddy stated that from a homeowner's viewpoint the amount requested was a shock and "tough to chew" when the homeowner owns numerous lots. Mr. Huddy stated that he and his wife had advocated for a yearly increase in dues, rather than a special assessment. Mr. Bennett stated that the Covenants make it impossible to raise dues to cover expenses, which is why State law has made it easier to have special assessments to repair facilities. Maria Merkwitz stated that the law requires that the Community be notified of their right to rescind or lower the special assessment in a meeting called for that purpose. Mr. Bennett stated that the special assessment letter was within legal parameters. A debate followed on whether law 55-514 superseded the original covenants. The covenants state that a meeting of the

Association be called if demanded by 25 lot owners. There followed a discussion of whether the standard was 25 lots, or 25 owners. Mr. Cooper stated that such a petition would be circulated, in order to have the special assessment discussed further before the membership. Mr. Jackson was concerned that the letter stated that as a result of the special assessment the pool would be free to community members. Mrs. Bennett stated that the letter stated that the pool could be made free, not would be made free of charge.

Old Business:

Facilities:

Michelle Lewis is in charge of clubhouse rentals. The Board has been told of instances of the clubhouse being left dirty, and of many missing items in the kitchen. Judy Atlas volunteered to bring a sample contract from the Walton Lake community in Midlothian.

A motion to require a lease and deposit in order to rent the clubhouse in four hour increments was passed unanimously.

A motion to raise the rental fee from \$25 to \$100 was passed with Maria Merkowitz voting against this motion.

New Business:

Nominations Committee:

Beverly Saunders volunteered to chair the Nominations Committee to look for volunteers to run for the Board. It was determined that at least two members terms would be up, and possibly three. Maria Merkowitz volunteered to assist Beverly Saunders on this committee.

Budget Committee:

Roger Failmezger volunteered to be Chairman of the Budget Committee, which needs to draw up a budget in advance of the February meeting, where it will be approved. Will Linne volunteered to assist Roger.

Community Management Company:

This issue was tabled for debate at a future meeting.

Playground Renovation:

A letter was received from Christian Shirila complaining about the state of the playground equipment. Will Linne stated that a guest had inspected the equipment and agreed that it did not meet current safety standards. The least that could be done would be to supply a mulch

cushion underneath the present equipment. The Shirilas were asked to draw up some recommendations for new playground equipment. The Board will wait and see what suggestions are made, and what the cost might be.

Community Standards:

Mrs. Huddy stated in a letter to the Board that many properties in the community did not look cared for. While the Board is concerned about this as well, any actions must be fair to all, and the Covenants are very vague about what is the standard of upkeep for properties. Property owners are urged to call Lancaster County about unlicensed vehicles, or conditions that may be deemed unsafe to the Community.

The meeting was adjourned at 8:10 p.m.

The next meeting is scheduled for January 11th at 5:00 p.m.