

BR Madison Home Owner's Association

Board of Directors Annual Meeting

November 15, 2019 15:00 at the Ashburn Library

Jennifer Deming – President
Kathy Davidson – Vice President
Keith Grayshon – Secretary
Chip Shubargo – Treasurer (Absent for start of meeting)
David Greene – Member at Large
Lisa Cornaire – Spectrum Property Management LLC

Call to order at 15:00 by Jennifer, seconded Kathy.

A quorum was established with 28 homeowners present in person or by proxy.

The last meeting's minutes were discussed and motioned to accept by Kathy, seconded by David.

The Officer's report was presented by Kathy. It was noted that VDOT had been out to inspect the neighborhood and would be repairing the sidewalk in the spring time while Citation and Cross Timber were scheduled for repaving in 2020.

The ideas and actions the Board would be pursuing this coming year can be seen in appendix 1.

A question was raised relating to the bushes around the utility boxes. It is the homeowners responsibility to cut them where they grow on the home owners land but the Landscape company would trim the ones over growing the side walk.

A question was raised relating to community lights, Lisa explained our review process and that it was difficult to force people to ensure they were illuminated at night, but they did have to be in good working order.

At 15:25 the meeting went into open forum and invited questions from the members in attendance.

At 15:30 the vote for new members was held, Jennifer and Chip were re-elected to the board.

It was discussed how to encourage more members to attend the annual meetings but it was noted that the current numbers were the norm for HOA meetings. It was also noted that securing the meeting rooms on Saturdays at the library is increasingly difficult.

The annual meeting was closed at 15:35 when regular meeting was opened, the minutes from that meeting can be found in separate file.

Looking Ahead

Communications:

Continue to follow the committee charter

Continue efforts to effectively communicate things happening in the neighborhood and community at large.

- Email distribution list
- Postcard mailings

Website: www.BR2HOA.org

Facebook: www.facebook.com/BR2HOA/

Looking Ahead

Common Areas:

- Ensure all common areas are in good condition
- Begin mowing VDOT area on Belmont Ridge Road
- Continue to evaluate the condition of the common area landscaping
- Continue to evaluate the condition of the asphalt trails

Administrative:

- Coupon books go out in December for next years dues

Looking Ahead

INDIVIDUAL LOTS

- Community-wide inspections with follow-up inspections.
- Use our communication methods as 'friendly reminders' to encourage better compliance.

- Continue to process ARB applications and ensure consistency with revised ARC Guidelines.