

**Village of Waxpool Homeowners Association  
Board of Directors Meeting  
January 12, 2016**

**Attendance:**

Kandi Reddy  
Ramesh Kalluri

Shannon Cook, Sequoia Management Company  
Jen Simms, Sequoia Management Company

**Call To Order:**

Ramesh Kalluri called the meeting to order at 7:15PM.

Ramesh Kalluri motioned to appoint Kandi Reddy to the Board. Kandi Reddy accepted 3 year term. Ramesh Kalluri motioned to allow positions to remain the same. President-Kandi Reddy and Vice-President Ramesh Kalluri.

**Approval of Minutes:**

The Board reviewed the October 13, 2015 meeting minutes.

Kandi Reddy motioned to approve the October 13, 2015 Meeting Minutes. Ramesh Kalluri seconded. Motion passed.

**Resident Forum:**

One resident was present to discuss traffic calming.

One resident was present to discuss adding a street light at Belmont Ridge Road and Croson Lane.

Management informed resident that a light is being installed at Belmont Ridge Road and Croson Lane in Spring 2016 by VDOT.

One resident was present to request updates on recent burglary.

One resident was present to discuss a tree in the common area that has fallen behind Auction Barn drive.

(M) Management to contact Visual Edge to clean up fallen tree and get price for replacement.

**Committee Reports:**

**Communications Committee:**

No Committee members present.

(M) Management to reach out for new committee members in next mailing and see if Ken and John are still working together.

**Social Committee:**

The social committee will be holding a Casino night April 9, 2016.

The Board discussed the 2016 Social Committee budget and request for \$5,500.00 yearly going forward.

Kandi Reddy motioned to approve the Social Committee budget of \$5,500.00 for 2016 going forward. Ramesh Kalluri seconded. Motion passed.

**Architectural Review Board:**

Errol Baker was in attendance to discuss the architectural standards and upcoming inspections.

(M) Management to send out a reminder to read the standards and submit applications for all new installations. Management and Board discussed variance process and confirmed all variances to the standards require Board approval. Also a reminder to look out for exterior maintenance items needing to be addressed i.e. power washing, painting shutters, etc. prior to inspections.

**Management Report- New Business**

The Board reviewed the financial statements for the months of October and November 2015.

**(M) Management to move \$45,000 from the money market into a 24 month CD.**

**(M) Management to move \$7,250.00 from the capital contributions to reserves.**

**(M) Management to send December financials via email once codes are adjusted.**

The Board discussed the Loudoun Water invoices.

**(M) Management to look into increased water bill.**

The Board discussed updates on the Comcast Easement behind Auction Barn Drive.

**(M) Management to email the community once more information is obtained.**

The Board discussed the Patriot Disposal rate increase. Budgeted to cover in 2016.

The Board reviewed the operational calendar.

**Old Business:**

The Board discussed the reforestation project.

The Board will table this until October 2016, with plans to begin in 2017.

The Board discussed Belmont Ridge Road update. Loudoun County is in the process of utility design/relocation. Final approval of the drawings is scheduled for around May 2016, right of way acquisition will begin soon thereafter. Construction is scheduled to start around Spring 2018.

Kandi Reddy motioned to ratify all email votes. Ramesh Kalluri seconded. Motion passed.

The Board discussed pond proposals and updates from Solitude Lake Management.

**(M) Management to contact Loudoun County Building and Development to see who has jurisdiction for decommissioning the pond. Management to contact ACOE and Loudoun Water if needed.**

The Board discussed front entrance lighting proposals.

**(M) Management to send front entrance lighting bids via email to the Board.**

**Executive Session:**

Ramesh Kalluri made a motion to move into executive session at 8:00PM. Kandi Reddy seconded. Motion passed.

Ramesh Kalluri made a motion to move into in open session at 8:01PM. Kandi Reddy seconded. Motion passed.

**Adjournment:**

Ramesh Kalluri made a motion to adjourn the meeting at 8:06PM. Kandi Reddy seconded. Motion passed.