

**Village of Waxpool Homeowners Association
Board of Directors Meeting
October 13, 2016**

Attendance:

Kandi Reddy
Ramesh Kalluri

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

Absent:

Amir Nasir

Call To Order:

Kandi Reddy called the meeting to order at 7:37PM.

Greg Barnes from Loudoun County and Steve Kuntz from Dewberry were present to discuss the Belmont Ridge Road widening project. The County stated plans will be 100% submitted by late October/early November, funding finalized in July 2017 and construction to begin early 2018.

The County stated that by April 2017 plats/plans should be present to the community. The County also discussed adding additional landscaping along the project as the community does not qualify for a sound wall or berm.

The County discussed obtaining easements from the community and stated the project will not impact the pathways along Belmont Ridge Road. The County discussed the power lines being moved closer to homeowner property lines.

Management asked if the County could send an email to them about any impacts to the common areas behind 22055-22035 Auction Barn Drive.

(M) Management to take photos before work is started in case any damage occurs during construction.

(M) Management to include a reminder about the upcoming project in the next newsletter.

(M) Management to follow up with the attorney on how to handle power line easements and inform owners impacted by the power lines.

Approval of Minutes:

The Board reviewed the September 8, 2016 meeting minutes.

Kandi Reddy motioned to approve the September 8, 2016 meeting minutes. Ramesh Kalluri seconded. All were in favor.

Resident Forum:

One resident was present to discuss drainage issues at the pond off of Iannis Spring Drive.

(M) Management asked the homeowner to forward all email past correspondence and photos from the developer about the pond issues. Management may be able to have the county resolve the pond issues.

Committee Reports:

Communications Committee:

The Board discussed the new community website.

(M) Management to follow up on website updates.

Social Committee:

The Board reviewed the Social Committee's request for an increase of \$750.00 in their 2017 budget. Kandi Reddy motioned to approve the 2017 social committee budget in the amount of \$6,250.00. Ramesh Kalluri seconded. All were in favor.

The Board discussed the pond naming contest.

(M) Management to follow up with Social on the pond naming contest.

The Board discussed receiving cash at events. Management advised against cash transactions.

Architectural Review Board:

The Board discussed the need for volunteers for the ARB.

(M) Management to send a call for volunteers in the next newsletter.

The Board discussed neighbor approval of architectural changes and not setting a precedence. The Board to discuss further with the ARB at the next meeting.

Neighborhood Watch Committee:

At this time only 1 homeowner has submitted an application to be involved in the Neighborhood Watch.

(M) Management to send a call for volunteers in the next newsletter.

Management Report- New Business

The Board reviewed the financial statements for the month of September 2016.

The Board discussed the flowers at the entrances; they want to ensure that the quality is not compromised.

The Board discussed forestry mulching and clearing some of the dead trees in the common area.

The Board reviewed an email approval vote for an application for tree planting in the common area behind Iannis Spring Drive. Kandi Reddy motioned to ratify the email approval for tree planting in the common area behind Iannis Spring Drive. Ramesh Kalluri seconded. All were in favor.

The Board discussed the Volunteer holiday party event. The Board chose Clyde's to host the event and picked the event menu. The Board decided on December 1st for the event with alternate dates of December 5th or 6th.

(M) Management to contact Clyde's to set up the event, send the invites to the committee volunteers and request an RSVP. Management to ask volunteers for any food allergy needs.

The Board reviewed the 2017 draft budget.

Kandi Reddy motioned to approve the 2017 draft budget as amended with no increase in dues for 2017. Ramesh Kalluri seconded. All were in favor.

The Board reviewed the operational calendar.

(M) Management to follow up on the entrance holiday lighting.

(M) Management to update the operational calendar with 2017 meeting dates.

Old Business:

The Board discussed the Comcast Easement on Belmont Ridge Road. The Board will be resigning due to a wrong name listed by Comcast.

The Board discussed the Claiborne Parkway update. Construction is due to begin in spring of 2017.

The Board discussed the light signal at Belmont Ridge Road and Croson Lane, it is scheduled to be completed by mid-December 2016.

The Board discussed the 2014 audit.

(M) Management to follow up with Turner Liens to see if they have an update on the audit.

The Board discussed the gravel shoulder replenishment. VDOT replenishes gravel as needed. -

(M) Management to get bids for spraying the gravel shoulders two times a year for weeds and grasses.

The Board discussed pond 2 needing an entire retrofit.

The Board reviewed a proposal from Solitude to conduct a full inspection of pond 2. Kandi Reddy motioned to approve the Solitude proposal in the amount of \$4,680.00 to be completed during the proper season. Ramesh Kalluri seconded. All were in favor.

(M) Management to follow up with Solitude for the best time to perform the inspection. -

The Board discussed the reforestation project with Loudoun County. Kandi and Chris Van Vlack from Loudoun Soil and Water conducted a walkthrough of areas for the reforestation project.

Chris is following up with the county to see if they can provide the funds for the reforestation project. It could be up to \$3,500.00 to install new trees/meadow bushes in the common area between Auction Barn Drive and Gulicks Landing Court.

(M) Management to follow up with Chris for an update. -

(M) Management to send photos to the Board of a recent forestation project as well as photos of a meadow project.

(M) Management to send communications to the affected homeowners once we receive additional information from the County.

The Board discussed the recent insurance claim. More information from the agent will follow on final settlement.

Executive Session:

Kandi Reddy made a motion to move into executive session at 8:56PM. Ramesh Kalluri seconded. All were in favor.

Kandi Reddy made a motion to move into in open session at 9:03PM. Ramesh Kalluri seconded. All were in favor.

Kandi Reddy motioned to approve all decisions made during executive session. The decisions were as follows:

Account #122014 – 30 day extension, then \$10 a day

Account #122035 – 30 day extension, then \$10 a day

Account #122035 – No action

Account #122055 – 30 day extension, then \$10 a day

Account #122059 – 30 day extension, then \$10 a day -

Account #122067 – 30 day extension, then \$10 a day

Account #242589 – 30 day extension, then \$10 a day

Account #242681 – No action

Account #621869 – No action

Account #842634 – 30 day extension, then \$10 a day

Adjournment:

Kandi Reddy made a motion to adjourn the meeting at 9:03PM. Ramesh Kalluri seconded. All were in favor. -