

**Village of Waxpool Homeowners Association  
Board of Directors Meeting  
July 25, 2018**

**Attendance:**

Kandi Reddy	Shannon Cook, Sequoia Management Company
Sharath Kovela	Jaimie Trevethan, Sequoia Management Company
Angelia O'Connor – Appointed @ Mtg	

**Call to Order:**

Kandi Reddy called the meeting to order at 7:35 PM.

**Approval of Minutes:**

The Board reviewed the April 30, 2018 meeting minutes.

Kandi Reddy motioned to approve the April 30, 2018 meeting minutes. Sharath Kovela seconded. Angela O'Connor abstained. Motion passed.

**Resident Forum:**

Kandi Reddy motioned to accept Amir Nasir's resignation. Sharath Kovela seconded. All in favor. Motion passed.

Kandi Reddy motioned to appoint Angelia O'Connor to the Board. Sharath Kovela seconded. All in favor. Motion passed.

The Board reviewed an email in regards to concerns of people playing in the street and walking in the streets at night.

**(M)Management to send a reminder to the community via web blast.**

A resident's contractor was present to discuss an architectural appeal for account#VOW242689 for a two-story pool house.

Kandi Reddy motioned to approval the architectural application for account# VOW242689 for a two-story pool house. Sharath Kovela seconded. All in favor. Motion approved.

**Committee Reports:**

**Communications Committee:**

Nothing to report at this time.

**Social Committee:**

Nothing to report at this time.

**Architectural Review Board:**

The ARB was present to discuss the architectural guideline amendment updates. Errol will send the ARB feedback via email. Deadline is by the end of August.

**(M) Management to send Board the amendments for review via email.**

The Board reviewed a variance request for a basketball hoop for account# VOW421804.

Kandi Reddy motioned to approve the basketball hoop variance for account#VOW421804 due to the lay out of the lot, so long as the area is maintained in good condition. Sharath Kovela seconded. All in favor. Motion passed.

The Board reviewed an application for a front porch for account # VOW942754.

Kandi Reddy motioned to approved the front porch application for account# VOW942754. Sharath Kovela seconded. All in favor. Motion passed.

**Neighborhood Watch Committee:**

There is nothing to report at this time.

**Management Report- New Business**

The Board reviewed the financial statements for the months of April- June, 2018.

The Board reviewed the 2017 draft audit.

Kandi Reddy motioned to approve to 2017 audit for Malvin Riggins and Company. Sharath Kovela seconded. Angela O'Connor abstained. Motion passed.

The Board reviewed the tree proposals and reports from Visual Edge for actions needed in the common areas.

The Board discussed having a walk through in the fall to observe which trees need to be removed from the common area and obtaining additional bids.

**(M)Management to notify homeowners via email blast to report any dead trees in the common areas.**

**(M)Management to get more bids for tree removals and schedule a fall walk of common grounds with the Board.**

The Board reviewed a proposal for Visual Edge to remove 8-10 dead trees on Trappe Rock Court in the amount of \$3,000.00.

Kandi Reddy motioned to approved the tree removal proposal for Visual Edge in the amount of \$3,000.00. Sharath Kovala seconded. All in favor. Motion passed.

The Board reviewed an email from Visual Edge regarding a dead tree at the Cochrans Lock entrance that has died, the replacement cost is included in the proposals.

The Board reviewed an email concerning trees in brush between houses on Auction Barn Drive that are invasive. The Homeowner requested an arborist to come out and examine the area. Management still waiting on a response.

The Board reviewed a proposal for tree replacements along Belmont Ridge Road.

**(M)Management to get more bids.**

The Board reviewed the 2019 budget planning and reserves.

Kandi Reddy motioned to ratify the insurance email approval in the amount of \$550.00. Sharath Kovala seconded. All in favor. Motion passed.

The Board reviewed the operational calendar.

**Old Business:**

The Board discussed the Belmont Ridge updates. They received a new deed for consideration due to some amendments.

**(M) Management to find out more details and the risks from legal.**

The Board discussed the updates on the right of way easement related to Waxpool/Tillett Property. Road work will begin in August.

**(M)Management to send notice to homeowners via email blast.**

The Board discussed the pond updates. Loudoun County is continuing to investigate pond 2 and completing a feasibility study on the pond. Possible solutions should be proposed by the county soon. At this time the county is looking to see if the HOA supports the proposed alterations.

**(M)Management to follow up and find out if any money from the HOA will be expected and advise we are supportive of county action to alleviate the issues with the pond.**

The Board discussed the VCAP county planting projects and the recommendations from them for maintenance. There is a 75% survival rate. Visual Edge recommends bush hogging the area, before evaluating, in the amount of \$600.00.

Kandi Reddy motioned to approve the bush hogging proposal for Visual Edge in the amount of \$600.00. Sharath Kovala seconded. All in favor. Motion passed.

The Board discussed the traffic calming and updates. Management reached out to the County in regards to the speeding concerns, at this time if the HOA wishes to pursue this we will need to send a letter of request.

**(M) Management to have John F. draft a letter in regards to the speeding concerns then send it to the Board for review.**

The board reviewed a common area application for account#VOW242617 to plant trees behind their home. The Board reviewed a proposal for tree plantings for Visual Edge.

**(M)Management to get additional bids and opinions and update the owner.**

The Board discussed the Dominion Power outage. Management reached out to Dominion Power who stated during the storm in March, there were 800,000 people without power. On the second day, due to the storm, Dominion could not make repairs and a tree had fallen on a power line. There was also a new outage caused by downed wires, which took 28 hours to repair. They also stated in the past three years they have only had 4 outages. Everything has been repaired. The community has two junctions and typically would not see impacts on normal storms.

**Executive Session:**

Kandi Reddy made a motion to move into executive session at 9:08 PM. Sharath Kovala seconded. All were in favor. Motion passed.

Kandi Reddy motioned to come out of executive session at 9:16p.m. Sharath Kovala seconded. All in favor. Motion passed

Kandi Reddy motioned to approve decisions made during executive session, the decisions were as follows:

Account# VOW122018- No Action

Account# VOW842634- Waiver of attorney fees denied. Waived RVC.

Account# VOW122067- Waived RVC

Sharath Kovala seconded. All were in favor. Motion passed.

**Adjournment:**

Kandi Reddy made a motion to adjourn the meeting at 9:18PM. Sharath Kovala seconded. All were in favor.