

## **BOARD OF DIRECTORS MEETING**

**May 2, 2011**

### **I. Call to Order**

A. The meeting was called to order at 7:05

### **B. Roster**

Board Attendees      Brandon Farlander  
                                 Michael Miller  
                                 Todd Austin  
                                 Mark Sajbel  
                                 John Saulsbery

Management            Brian Cramp, Community Manager

Committees             Lars Sweigart, Chair, Groundskeeping Committee

### **II. Approval Of Minutes**

Minutes for the April meeting were not available. Mr. Farlander will circulate the April minutes by email.

### **III. Report Of Landscaping Committee**

Mr. Sweigart gave the committee's report. Among other things, he noted that the culverts are often clogged with mud and debris. Mr. Miller noted that the culverts should be cleared prior to each monthly inspection, at minimum.

Mr. Sweigart also noted that poison ivy is growing near the stairs to the pool. The Board agrees that the ivy needs to be cleared wherever there is poses a threat to safe transit.

The Board also discussed the problem area to the south of Ona drive behind the townhouses on Stationhouse Court, where apparently delinquents still engage in illicit activities. One possible solution would be to request that VDOT block access to Ona road beyond its intersection with Hamilton Road, with a fence, concrete barriers, or a turf barrier. Another solution would be to mount solar powered, motion sensitive flood lights on fences adjacent to the area. Mr. Miller also observed that, when the Board contracts for replacing the retaining walls, the contractor also be asked for a solution to the mudflats behind the Stationhouse residences; the complicating factor being that the stretch of land behind those residences are easements for various utilities.

Mr. Miller also stressed the need to arrange monthly inspections; that the schedule needs to be coordinated with Mr. Sweigart and the contractor.

#### **IV. Towing Problems**

Several residents in attendance reported continuing problems with cars being towed without warning. Mr. Cramp reported that no incidents have occurred after revision of the contract (April 21) to stipulate 72 hours notice. The Board tasked Mr. Cramp to further require that he be notified of every tow.

#### **V. Signs**

Mr. Farlander has the signs. The Board tasked Mr. Cramp to acquire the necessary posts and hire an installer.

#### **VI. Inspections**

Mr. Cramp reported that he inspects for egregious problems; having posted 25 notices of violations in recent weeks. The Board will ask residents to volunteer for inspections at the next annual meeting.

#### **V. Pool**

Continental Pools provided a bill for necessary supplies plus an offer to repair the caulking. Mr. Miller moved to pay an amount not to exceed \$2,400 for those items; seconded by Mr. Saulsbery. Approved unanimously.

There still appears to be leakage around the pool; the Board found yet another area of leakage. Mr. Cramp will investigate.