

COUNTRYSIDE ON LAKE ANNA

Board of Director's Meeting

Minutes

February 11, 2018

10:00 AM

217 Virginia Way

The following Board Members were present:

- Donna Jenkins, President
- Paul Gadoci, Vice President
- Tom Nyman, Treasurer
- Cathy Delozier, Secretary
- Steve Jenkins
- Beth Gadoci
- Joe Holter ~ via speaker phone

OFFICER REPORTS

President's Report by Donna Jenkins:

Donna noted real estate activity has picked up and COLA is collecting revenue from POA Disclosure Packet disbursements.

New owners in recent/pending sales are full time residents.

Vice President's Report by Paul Gadoci:

Paul spoke to Louisa County regarding the "dry" hydrant. The County Rep (Bill Skimmer) was very familiar with the problem/condition and had already submitted a correction plan to the state for funding. He will let Paul/COLA know in a couple weeks when it will be fixed/extended further into lake.

Treasurer's Report by Tom Nyman:

The 2017 Financial Report was reviewed and unanimously approved. Tom submitted a proposed 2018 budget to include proposed dock & seawall repair expenses. Budget as proposed was unanimously adopted. All POA, Boat Slip Rental, POA Disclosure Packet Fees remain unchanged. Tom recommended an updated Reserve Study be performed for more accurate budgeting projections. With BoD concurrence, Tom agreed to lead the effort; Paul agreed to assist.

Secretary's Report by Cathy Delozier:

Cathy had no news to report.

OLD BUSINESS

- ❖ The minutes of the last meeting on 10/29/2017 were read. A motion to approve the minutes as read passed unanimously.
- ❖ Tom Henry has agreed to create golf cart access at gate for \$200 in the spring. This will include closing off the existing/illegal golf cart path. Since the gate and fence is an existing asset, funding will come from the Reserve Account
- ❖ The trash can still needs to be removed from the common area.
- ❖ Steve Jenkins obtained bids from Hart Construction for 1) Old Dock decking boards and joist replacements @ \$6,200 (per updated code, all new supporting joist boards must be bolted to piling; decking boards will be screwed down), 2) Seawall repair to left of boat ramp @ \$500, and 3) Adding 10' extension to existing dock beside boat ramp including replacing existing deck boards @ \$800. Docks and seawall fall under maintenance work and are funded by the Reserve Account. Extension of boat ramp dock will be funded under Capital Improvement Account. The project was unanimously approved.
- ❖ Hart Construction had also provided a bid for replacing decking and seawall on far left of property @ \$5,800. The BoD agreed that this (partially missing) seawall at left side should be completely removed and replaced with rip-rap stabilization. In order to do the work, decking will need to be removed, a missing piling provided, and new decking installed. Hence, a revised bid for the replacement of deck boards/joists/piling and rip-rap needs to be obtained.

NEW BUSINESS

COMMON AREA:

- PICNIC TABLES: Beth Gadoci provided information and pricing on new picnic tables options. Since the existing frames are sturdy and to keep costs down, the BoD will ask Tom Henry if he is interested in providing a labor bid for replacing all existing table and bench boards with new composite materials and cleaning existing frames. Steve Jenkins to obtain pricing for composite material. Picnic table repair/replacement would be funded by the Reserve Account under maintenance.
- MEMORIAL BENCH: Beth Godaci provided information and pricing on a new memorial bench with plaque options. The BoD discussed that the plaque should generically memorialize the COLA community/members. The bench and plaque would be purchased from the Capital Investment Account when there are sufficient funds. The BoD will agree on a budget for the bench before further shopping research.
- LANDSCAPE: Paul Godaci to obtain bids for landscape/ground leveling/tree-root burying near picnic tables. Perhaps discuss landscaping with same contractor performing boat ramp cleaning/silt removal.* Erosion control to be discussed with contractor. Funding falls under maintenance from Reserve Account.

BOAT RAMP CLEANING / SEA WALL

- * Steve Jenkins will obtain bid for cleaning boat ramp/silt removal & to inquire as to relocate dirt onto COLA property instead of hauling away. Concerns of erosion control and drainage to be addressed with contractor. Since this falls under maintenance, work to be paid from Reserve Account.
- Steve Jenkins will ask Hart Construction to provide bid for creating seawall along shoreline to the right of the ramp to minimize erosion into lake/ramp area. Rip Rap is not an option due to proximity to ramp for launching and retrieval of watercraft. Funding for a new seawall would be from Capital Investment Account.

BILLING/COMMUNITY NEWSLETTER:

- Donna suggested HOA Dues/billing be sent out now. Treasurer will finalize the billing data and provide to President for preparation of bills.
- Paul Godaci offered to create a Spring Newsletter to include announcement of GMM in May, dock repairs, etc.

COLA MEETINGS:

- The next COLA meeting/General Membership Meeting (GMM) is scheduled for May 26, 2018 @ 11 a.m. in the Common/Picnic area. COLA will provide hamburgers, hotdogs, buns, condiments and drinks along with plates/utensils. Homeowners are asked to bring a side dish or dessert to share.
- BoD agreed to hold Future COLA Board meetings on Saturday mornings instead of Sunday. Dates TBD at the May 26 meeting.

COLA NEIGHBORHOOD SIGN

- Donna offered to paint the COLA entry sign on Virginia Way/Rt. 522.

GATE KEYS:

- BoD agreed to keep the current lock on gate and the existing key policy remains in effect.

This meeting was adjourned at 11:25 a.m.

ACTIONS/SUMMARY:

- Steve Jenkins to follow-up with Slade Hart for if/when work can commence on docks; to obtain an adjusted bid for dock area to left of property and a new bid for a seawall to shoreline at right of ramp.
- Steve Jenkins to get bid for boat ramp cleaning/silt removal and Inquire about erosion control.
- Tom Nyman to organize a team to update the Reserve Study; Paul Gadoci agreed to assist.
- Donna Jenkins to arrange final details for Tom Henry to modify gate opening to permit golf carts to enter property without opening car gate, and to barricade unauthorized entry trail thru woods.
- Donna Jenkins to paint COLA Neighborhood Sign.
- Donna Jenkins to ask Tom Henry if he would be interested in providing a labor cost for picnic table boards replacement *
- * Steve Jenkins to obtain pricing for composite materials to be used as new picnic table surfaces/benches.
- Paul Gadoci to remove/dispose of the trash can from Common Area
- Paul Gadoci to get bids for landscaping work at common/picnic area (consult with Steve and Ramp Cleaning contractor).
- Paul Gadoci to follow-up with the Louisa County about dry hydrant correction status. The County hydrant “fix” is not to interfere with boat launch/retrieval nor the planned dock extension.
- Paul Gadoci to create a Spring Newsletter (to be included w/ HOA dues billing}
- Paul Gadoci to provide grill for GMM Picnic
- Beth Gadoci to purchase food/beverages for COLA GMM Picnic in May. Funding provided from Operations Account. (Anticipated ~ 25 Guests)
- Tom Nyman to organize a team to update the Reserve Study; Paul Gadoci agreed to assist.

Respectfully,
Cathy Delozier, COLA Secretary

ATTACHMENTS

Approved COLA 2017 Financial Report
Approved COLA 2018 Budget