

**MEETING MINUTES  
GREENFIELD HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 30, 2019**

The meeting was called to order at 7:01 PM at Lake Braddock Secondary School.

Board of Directors (BOD) members present were, **Michael Easdale, Kathy Smith, Jennifer Spaine, Zoraya Silva, and Robin Cotchan.** **Tim Kirchner** represented Northern Virginia Management (NVM).

**Member Forum:**

Jonathan Newton of 5510 Peppercorn Drive asked if stairs could be installed on the hill from Crossrail Drive to the common area. **Kirchner** replied that it may not be possible due to the storm drain and bridge in that area.

**ACTION ITEM:** Board is to discuss this request at the September meeting.

Thomas Nance of 5415 Crossrail Drive reported that he could not find a Platte drawing for his property as requested by the Board during his request for repairs to the retaining wall on which his fence is built.

**ACTION ITEM:** **Kirchner** is to try to get a copy of the Platte from the county.

Mr. Nance also asked if the Board could consider building a ditch to catch rainwater that pours down the hill from Burke Road to the adjacent yards and sidewalk between the houses on Crossrail.

**ACTION ITEM:** While this issue has been looked at before, **Kirchner** is to ask the landscapers to look at the area to see if a ditch would solve the problem.

**Agenda:** **Spaine** motioned for approval of the July 2019 agenda. **Cotchan** seconded the motion which carried.

**Meeting Minutes:** **Smith** motioned to approve the minutes from the June 2019 meeting with a second from **Cotchan.** Cotchan mentioned that one minor revision was made as requested by **Smith.** The minutes were approved as revised.

**Committee Reports:**

- **Treasurer's Report:** Reported balances as of June 2019

<b>Operating Account:</b>	\$21,051.67
<b>Reserve Account:</b>	\$83,228.92
<b>TOTAL:</b>	<b>\$104,280.59</b>

**Kirchner** reported that the cloud which hosts the financial information for the HOA was hacked causing the servers to go offline. Therefore, no further financial information could be provided for this meeting.

**Manager's Report:**

- No Resale packages were requested this month;
- Inspections: Re-inspection will be done soon to see if cited repairs have been made.

**Old Business:**

- New Trash Contract: **Easdale** requested that Patriot issue a holiday schedule so that a flyer can be distributed. The community was not informed that the regular pickup on July 5<sup>th</sup> would not happen until July 6<sup>th</sup>. **Cotchan** asked if American was planning to pick up their bins. **Kirchner** does not believe they are planning to do so. **Easdale** asked if Patriot would take them.

ACTION ITEM: **Kirchner** is to request a holiday schedule from Patriot and ask them if they would pick up old ADS bins for recycling.

**New Business:**

- Basketball Court: The Board reviewed the proposal for the re-installation of the basketball court on the Tot Lot. The proposal came in at around \$15,000 for apparatus and asphalt repair.

ACTION ITEM: **Kirchner** is to add this request to the agenda for the Annual Meeting.

- Kids Playing in Parking Lot: **Easdale** described a recent event where he encountered a large amount of children riding bikes in the middle of Crossrail Drive while parents supervised. He was met with aggression when he told the parents of the community's prohibiting children from playing in the street because there was a problem on Peppercorn several years ago which resulted in several signs being installed. **Easdale** requested that signs be put up on Crossrail as well. **Spaine** countered that this was not an official rule implemented by resolution to the Bylaws therefore it could not be enforced and a penalty could not be applied. The Board discussed this issue with **Kirchner** adding that a resolution could be considered to protect the HOA from liability should a child get hurt. **Silva** expressed concern that there is no other place for the children to play/ride except the Tot Lot which is infested with mosquitoes.

ACTION ITEM: **Kirchner** is to put this issue on the Annual Meeting agenda for the community to discuss.

- August Meeting and Draft Budget: **Kirchner** told the Board that the Draft Annual Budget for 2020 will be ready for review during the next meeting. The Board agreed to not meet in August so this review is to take place in September.

- ARB Request: **Easdale** asked the Board to assist the ARB members in deciding whether a green door should be approved. The ARB members have reluctantly decided that because the house is tan and the trim is brown, a green door adds another color and therefore does not conform to the community standards. Then along comes **Smith** who points out that there is a house on Peppercorn that has the same tan/brown siding with a green door.


ACTION ITEM: **Easdale** and **Cotchan** are to take a look at the house on Peppercorn with the green door and discuss whether it changes the decision.

- Resident's Request: **Cotchan** asked if a response should be made to the resident complaining about lights not working on Crossrail Drive and cars parked illegally. **Silva** volunteered to look for and report on lights that need repair on Crossrail Drive.

ACTION ITEM: **Easdale** is to write a response to the resident addressing these issues.

The next monthly meeting will be held September 24, 2019 at 7:00PM.

**Smith** put forth and **Cotchan** seconded a motion to adjourn the meeting.



---

Robin Cotchan, Secretary