

**MEETING MINUTES
GREENFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 28, 2019**

The meeting was called to order at 7:02 PM at Lake Braddock Secondary School.

Board of Directors (BOD) members present were, **Michael Easdale, Jennifer Spaine, Kathy Smith,** and **Robin Cotchan.** **Tim Kirchner** represented Northern Virginia Management (NVM) and **Lulu Alborno** was not present - **Zoraya Silva** attended in her place.

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

Meeting Minutes: **Spaine** motioned to approve the minutes from the April 2019 meeting with a second from **Smith.** The minutes were approved with one revision. **Easdale** mentioned that the land sale proposal would be made at the June meeting.

Members Forum:

- Thomas Nance of 5415 Crossrail Drive asked if the retaining wall upon which his fence sits, is to be repaired by the HOA or the homeowner. **Kirchner** advised that the homeowner send the outline of the property plot lines to NVM to see who is responsible for repairs.

Committee Reports:

- **Treasurer's Report:** Reported balances as of April 2019
 - Operating Account:** \$5,091.18
 - Reserve Account:** \$127,702.94
 - Delinquencies:** \$-10,820.47
 - Total income year-to-date was:** \$4,192.80 over budget
 - Total operating expenses were:** \$9,520.26 over budget
 - Reserve contributions are as budgeted.**

Smith added that \$45,000 was moved out of reserves to the operating account to cover the scheduled concrete work.

- **Newsletter Committee:** **Cotchan** suggested that instead of a newsletter, one-subject flyers be distributed as needed such as information about the new trash service. **Easdale** suggested that the flyer could cover more than one issue.

Manager's Report:

- No Resale packages were requested this month;
- **Concrete Repair:** Work has begun on the sidewalks, pavement work will also start this year;

- Inspections: Yearly inspections were made on Tuesday, May 14 and letters have been sent to homeowners;
- New Trash Contract: **Kirchner** reported that the contract with Patriot had been signed and new service is to begin with the June 4th pickup. Recycling will be picked up on Wednesdays instead of Tuesdays. He also requested that for better management, bulk pickup service requests be made by email through NVM instead of directly to Patriot.

ACTION ITEM: **Cotchan** is to produce a flyer about Patriot Disposal bulk pickup services. **Easdale** will review and **Kirchner** is to distribute flyer to the community.

New Business:

- 2018 Taxes: Copies of the tax returns for Greenfield were presented for review.
- New Member Request: **Lulu Alborno** wrote to the Board asking if she can step off the Board for two years while she attends school. She suggested that her neighbor, **Zoraya Silva** replace her.

ACTION ITEM: **Kirchner** is to ask **Alborno** to formally resign from the Board in writing.

ACTION ITEM: Board is to consider - at the June meeting - the appointment of **Zoraya Silva** (5414 Crossrail Drive) to serve out **Alborno's** remaining term. **Kirchner** is to put this item on the June agenda.

- Bulk Pickup: The Board members discussed their frustration with the cost of additional pickups for bulk items dumped anonymously on common areas. It was suggested that NVM consider adding a separate line item in the budget so that residents can clearly see the cost of this behavior.
- Basketball Court: **Cotchan** brought forth a request from a resident who wants to see the basketball court and structure renovated so that it can be properly used. **Kirchner** advised that because of noise and other issues, the playground was to be aimed at attracting "tot" aged children only.

ACTION ITEM: **Kirchner** is to research cost estimates for putting the basketball pole with hoop back in and the asphalt repaired if needed.

Easdale suggested that the community be surveyed about the desire and cost of re-installing a basketball court. **Easdale** also suggested that the community be surveyed about adding EV charging stations. No decision on a survey was made.

ACTION ITEM: **Easdale** is to research costs for adding EV charging stations.

The next monthly meeting will be held June 25, 2019 at 7:00PM.

Smith motioned and **Spaine** seconded to adjourn the meeting. The motion was carried.



Robin Cotchan, Secretary