

**Reserve Master Board of Directors Meeting
July 28, 2021
Reserve Clubhouse and RingCentral (virtual)
470-869-2200 ID 1459058155**

The Regular meeting of the BOD was held on July 28, 2021 at 7:00 PM at the Clubhouse and virtually via RingCentral.

Present from the Board were Linda Rayfield, President, Jerry Dagostino, Vice-President, Cynthia Holloway, Treasurer and Wendy Hamrick, Member at Large. Debbie Mesiag was absent.

Present from Community Partners of Virginia was Sonja Barrett

CALL TO ORDER: The meeting was called to order by Linda Rayfield at 7:09PM
It was established that a quorum was met with four members present.

PROOF OF NOTICE: A notice was sent to the Homeowners on July 20 and again on July 28 with the agenda.

APPROVAL OF AGENDA.: A motion was made by Wendy Hamrick to approve the agenda as presented. It was seconded by Jerry Dagostino and approved unanimously.

THE NEXT BOARD MEETING DATE: The next Board meeting will also be hybrid and is scheduled for August 25th, 2021 at 7:00PM at the Clubhouse.

APPROVAL OF MINUTES: A motion was made by Wendy Hamrick to approve the previous meeting minutes. It was seconded by Cynthia Holloway and approved unanimously.

Presidents Report:

The Board is in the process of reviewing the Reserve Rules and Regulations document.

The pool is open, as well as the Clubhouse for activities. The CH hours are 11AM to 11PM daily.

York County is correcting the sidewalk trip hazard that was created when repairing the storm drain at 301 CC. This should be completed within the week. The BMP (storm water collection pond) appears to be holding water and street lights and CH outside lighting are working.

The RESERVE STUDY has been returned to us and is currently under review by the Board. The results will be shared at a future Board meeting.

A thank you goes out to all our hardworking neighborhood volunteers.

TREASURER'S REPORT: Cynthia Holloway read the Treasurer's Report for June, 2021.
A copy of the report is attached.

COMMITTEE REPORTS:

Architectural Change Committee (ARC) Wendy Hamrick , Chair reported on the committee meeting July 21, 2021. The committee received 4 applications, 3 projects were approved, 1 is pending and 1 was denied.

Homeowners are asked to submit a separate application form for each home project and to submit them before making any change(s). If information is missing or incomplete from the application, approval is generally going to be delayed.

Community Beautification and Improvement Committee (CBIC): no meeting this month.

Social Committee : Linda Rayfield reported for Debbie Misiag. The full minutes are attached . The social Committee met on July 13. The Independence Day celebration occurred on July 3rd at the CH. Activities included a children's bicycle parade, community information tables, music and gilled hamburgers and hotdogs. The concession collected \$253.25 , a portion going towards neighborhood programs.

The plastics recycling program continues to need plastic bags. There are collection containers in front of the clubhouse. The goal is to collect enough plastics to get a Trex bench. Activities coming up for the fall season include a Family Movie night, Fall Fest and Saturday Coffees at the CH. Details are forthcoming.

Facilities Committee: Jerry Dagostino reported for Lucy Kuchmarik. The committee met on July 25, 2021 and performed a walkthrough of the clubhouse. The information provided is based on that walkthrough. Maintenance and repairs were arranged as to priorities.

Priority #1; involved such items as replace spent batteries in emergency lighting, light bulbs, weatherstripping, fix ceiling cracks, restroom maintenance, test water, and check on water heater condition.

Priority #2; Repair fitness room exterior door, check fan performance and shampoo CH carpets.

Priority #3; Building trim repair and paint, remove carpeting in Fitness Room and replace with laminate or other covering.

OTHER; Purchase plugs to cover exposed screw and replace chair casters.
Consider utilizing the CH as outside rental venue.

OLD BUSINESS: None discussed

NEW BUSINESS:

GRASSROOTS submitted a proposal to overseed our Bermuda lawns with perennial rye grass this fall. The prop was \$6,475 plus \$300 additionally to overseed the greenspace around the

pavilion/gazebo for a total of \$6775. Linda Rayfield motioned to approve the proposal. Wendy Hamrick seconded. The vote was three (3) approved the decision and two (2) abstained. .

Reserve Master contracts: no action or discussion this meeting.

Member Application for Facilities Committee: Homeowner Bob Meadows applied to join the Facilities Committee. It was motioned to approve the application by Wendy Hamrick Seconded by Jerry Dagostino It was unanimously carried.

Parking and Towing Policy: The Board requested the management company include information on the car decals. Further discussion is deferred until the August meeting.

Community Yard Sale: The yard sale will take place on Saturday, September 11, 2021 from 8am to 12 noon in the homeowner's driveways and/or garage. The HOA will provide signs on Mooretown Road and within the community. Clean up and removal of all sale items from driveways is to be completed by dark on September 11.

Common Area Plantings: No personal plantings on Reserve common area grounds are permitted by homeowners.

OWNER COMMENT PERIOD:

Homeowners commented on invasive plants being grown in some yards in the neighborhood, rye grass overseeding and the HOA parking policy.

EXECUTIVE SESSION: 8:40PM

The Board discussed case 2021.013 - review of owner request.

Return to Open Session: 9:10PM

Re: Case #2021.013 It was motioned by Jerry Dagostino and seconded by Cynthia Holloway to grant the request of the homeowner. The motion carried unanimously.

There being no further business for this meeting, a motion to adjourn was made by Jerry Dagostino and seconded by Cynthia Holloway. It was carried, unanimously. **The meeting adjourned at 9:25PM.**

 Date 9/29/21
President Linda Rayfield

 Date 9/29/21
Wendy Hamrick Recording Secretary