

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
September 14, 2020 – 7:00PM
Meeting was held by video/telecon.

Board Members Present: Mike Johnson, President
Gerald Schmidt, Vice President
Romain Tweedy, Treasurer
Raman Veda, Member at Large
James Halton, Member at Large

Board Members Absent: Rajesh Sreedharan, Secretary

Management Present: Laura Etchison, Community Manager

Recording Secretary: Terry Cromwell

Others Present: Three homeowners present on the video call.

Laura E announced that the meeting is being recorded. She requested everyone on the call please identify themselves and then mute unless they are speaking.

Owner Forum – 7:09pm

Paula Rhode submitted an ARC Application and was checking to see if the Board or committee had any questions regarding the application. Laura E stated the applications go straight to the committee and she should hear back within about two weeks.

Call to Order

Mike J called the meeting to order at 7:14pm.

Approval of August 2020 Board of Directors Meeting Minutes and July 2020 Executive Session Minutes

James H made a motion to approve the August 3, 2020 Board Meeting minutes. Gerald S seconded the motion, all were in favor.

Romain T made a motion to approve the July 6, 2020 Executive Session minutes. Gerald S seconded the motion, Roman V abstained, all other members were in favor.

Financial Report

Laura E gave an overview of the July 2020 financials which were included in the Board packet and available on line through Vantaca. She stated the HOA expenses were over budget for the month due to making payments to RSV Pool Company but under budget YTD approximately \$11,000. She stated the Association has paid most of the pool expenses for the season and she expects they will be approximately \$25,000 under budget for pool expenses at the end of the year. The Association has approximately \$586,000 in the Reserve Accounts.

Management Report

- Laura E stated that she has been working on the Reserve Study with Miller/Dodson. Laura E and Romain T meet with her earlier this week. Romain T stated he was very impressed with the Specialists questions and depth she is looking into the community.
- Laura E has been meeting with contractors to get proposals to remove trees on Sparrow Court.
- A monthly covenant inspection was completed and 80 letters were sent out. The number of violations has increased this year.

- Laura E has been working on the 2021 draft budget.

Mike J asked if Laura E had heard from the owner with the sidewalk hearing from last month. Laura E has not heard from him but will contact him.

Mike J asked Laura E what the outcome was of the meeting with WSSC regarding the leak by the pool. Laura E stated WSSC said it is not a WSSC issue. Laura E stated the water bill has decreased. Raman V stated the bill might be lower because the pool was not used as much this season.

Action Item: Mike J asked Laura E to call the plumber who repaired the last leak that was ponding on the sidewalk to come evaluate this area.

Mike J asked Laura E if she purchased the shower heads and light bulbs for the pool house. Laura E stated that she had purchased them and put in for reimbursement.

Action/Discussion Items

Miller/Dodson Reserve Study – Laura E stated that when Miller/Dodson visited the community they realized they had been looking at the wrong community in their data base and gave a very low proposal based on a much smaller community. They stated they will honor the price given but due to the fact the community is much larger than they thought, they have asked that the Board consider increasing the payment to them. A discussion pursued.

James H made a motion to increase the payment to Miller/Dodson to \$2300.00 for the Reserve Study, Romain T seconded, all were in favor.

Laura E stated the Reserve Specialist had a lot of questions regarding fencing and the pool house.

2021 Draft Budget – Laura E stated she included in the Board packet, the draft 2021 budget with a timeline for sending the budget to the ownership along with the Call for Nominations. The proposed budget reflects no increase to assessments for the year. The main issue with the budget is the need for the reserve study to be completed to compare how well the Association is funded. She feels the only reason they may have to increase the assessments would be due to the reserve amount. Laura E stated they could include a statement in the cover letter that states the Board is waiting for the Reserve Study to come back to ensure that there is enough reserve funding in the budget to adequately cover the replacement costs.

Raman V asked Laura E how the delinquencies are for the community since COVID-19 hit, Laura E stated they has seen about a \$5000.00 increase in delinquencies.

Laura E requested the Board approve the draft budget as is to be sent out to owners when the call for nominations is sent. She stated there are three Board terms up this year and one vacant position. The terms that are up are, Mike J, Rajesh S and Romain T.

Romain T made a motion to send out the draft budget and call for nominees to all owners and include in the cover letter that it is possible the budget may change once the Reserve Study is completed and reviewed by the Board. James H seconded; all were in favor.

Pool House Lighting Proposals – Laura E stated she obtained three proposals for the pool lighting which are included in the Board packet. The Board members reviewed the proposals. Laura E pointed out that each proposal includes two different styles of lighting. It was also noted that the proposals are for 16 lights and there are actually 18 lights in the pool house.

Raman V made a motion to accept Kolb Electrics option 2 proposal with the addition of two more lights as long as the price does not exceed \$4102.00. Romain T seconded, all were in favor.

Tree Removal – Laura E obtained proposals to remove 1 trees on Sparrow Ct and 2 on Purple Aster Court, that are damaging the sidewalk. Laura E discussed the three proposals with the Board and recommended they use Myers & Laws Tree Service.

Romain T made a motion to accept the proposal from Myers & Laws Tree Service for \$11,100.00 to remove the 13 trees on Sparrow Ct and 2 on Purple Aster Court. Gerald S. seconded, all were in favor.

Raman V suggested IKO send a notice to the residents on that street letting them know the trees were going to be removed. Mike J suggested Laura E ask the tree company to start the removal with the two homes that have been affected the most by the trees.

Collection Attorney Proposals – Laura E suggested the Board table this discussion due to the fact that the firm is doing much better communicating with her. The Board agreed to table.

Committee Reports

There were no reports.

Adjournment

The Board meeting adjourned at 8:31 PM.

Respectfully submitted by Terry Cromwell