

Northrock Residential Association

Meeting Minutes

January 23, 2018

I. **Call to order**

Bill Merchant called the Annual Meeting of the Northrock Residential Association to order at 7:00 pm on January 23, 2018, at The Town Police Department Training Room.

II. **Roll call**

Bill Merchant conducted a roll call. The following Board Members were present: Bill Merchant, Doug Barylski, Mitch Oldham, Roxanne Haddon and Pat Smith.

III. **Town of Warrenton Presentation**

The Town of Warrenton's Director of Public Works Edward "Bo" Tucker provided a presentation of their proposed Sanitary Sewer Connection for adjacent properties along Richards Lane, that currently have failing Septic Systems, to connect to the existing Sanitary Sewer Easement behind North View Circle. The connection is necessary to avoid further environmental damage from the failing system(s) south of NorthRock R.A.

IV. **Approval of minutes**

The Minutes of the October 17, 2017, Board of Director's Meeting were read into the record by Mitch Oldham. Approved Unanimously

V. **Financial Report**

Treasurer Doug Barylski delivered a financial report to the general membership. The association's budget for fiscal 2017 being met and revenue slightly exceeds expenses to date with 1 month (approximately \$9,000) worth of operating capital in the appropriate account. The Association is still returning to a Cash Basis form of Accounting versus the Accrual form under the old Management Company. The 2016 Audit is still in progress.

VI. **Management Company**

Trey Austin delivered the Management Companies report expressing their enthusiasm for returning to our community. First on their list of priorities is getting the landscaping and grounds work back on track with the Board of Directors having worked closely with ARMI to review a host of new bids for Grounds Care. The Hiking Trail is still under repair and work will continue on it into the coming year – especially the upper section leading to the Pavilion. They look forward to working with both the BOD and the Homeowners in the years to come.

VII. Covenants Committee

The ARC Committee Chairman, Mitch Oldham, reported that there were no new ARC Applications. There will be a small guideline change mailed (in the next billing statement) to the Homeowners that had previously been approved by the Board of Directors.

VIII. Town Liaison

No new issues to report.

IX. Grounds Committee

Bill Merchant reported that the Association had secured a new Grounds Contract with Blue Ridge Property Services of Warrenton. This was one of the lower bids with a relatively new company that is based in the Town of Warrenton and has several contracts with local Government Agencies including Fauquier Hospital.

X. Election

Bill Merchant and Doug Barylski were not up for reelection. Mitch Oldham and Pat Smith's terms had expired and Roxanne Haddon's Appointment had ended. Mitch Oldham did not run again. Roxanne Haddon did not want to run for election. Pat Smith was nominated from the floor and unanimously approved. The three new officers are Bill Merchant, Doug Barylski and Pat Smith

XI. Future Meetings

The next quarterly meeting was scheduled for April 17th.

XII. Open Forum for Homeowners

Some concerns were expressed about unleashed dogs and a incident where a dog bit a homeowner in which the Town Police responded. The association has no enforcement mechanism other than leashing of pets. The HOA does have a leashing requirement but Virginia Due Process Guidelines dictate how the HOA proceeds with such issues.

One Homeowner noted that the new budget did not include interest income on the HOA's Certificates of Deposits. It was explained that the interest income was rolled over into the investment instruments and reported in The Reserve Accounts.

Richard Heflin twice inquired/accused Mitch Oldham of having a private checking account with Homeowners Association Funds in it. Mitch Oldham twice responded saying that was not factual, never occurred, was potentially slanderous.

Doug Barylski (Treasurer) noted that all association funds were accounted for correctly and that independent audits confirmed that up until he assumed the Treasurer's position. Nothing further was said on that subject.

Pat Smith brought up the fact that we no longer had an attorney on retainer.

Trey Austin noted that ARMI had an attorney that they used on occasion that the Association could use on an "as needed basis".

Another homeowner brought up the upcoming repaving of the streets. The Board reported that the repaving was due to occur in the 2020 timeframe with concrete work preceding that, potentially in 2019. The Board also reported that the funds to complete that work was already in place in the Reserve Accounts. Mitch Oldham reported that the reserve study had been revised to accelerate the repaving from 20 years to 18 due to the impact of environment and materials on the estimated lifespan of the asphalt. A homeowner requested that the Board check with the paving contractor to see if individual driveways could be piggybacked on the primary paving contract.

XIII. Adjournment

Mitch Oldham adjourned at 7:52 PM.

Minutes submitted by: Mitch Oldham

Minutes approved on: January 15, 2019