

# Northrock Residential Association

## Meeting Minutes

October 16, 2018

I. **Call to order**

Bill Merchant called the quarterly meeting of the Northrock Residential Association to order at 7:02 pm on October 16, 2018, at the Warrenton Police Training Center.

II. **Roll call**

Bill Merchant conducted a roll call. The following Board Members were present: Bill Merchant and Doug Barylski.

III. **Approval of Minutes**

Minutes of the July 17, 2018, quarterly meeting were approved by the Board with a correction to reflect the approval of expenditure to Miller Tree Service done after completion of the executive session.

IV. **Financial Report**

Doug Barylski, Board Treasurer, provided a brief report

V. **Old Business**

There was no old business.

**VI. New Business**

1. A motion to approve a proposed one-year contract with Blue Ridge Property Services was made, seconded, and approved.
2. A neighbor recommended that the management agent provide a report at each business meeting.
3. A neighbor recommended that the Board consider sealing Northrock roads to extend the time before repaving is required. The Management Agent noted that sealing (such as done for driveways) is not appropriate for roadways. Rather, patching and repair of cracks is necessary for roads. The Board requested that the Management Agent arrange for the appropriate professional examination of Northrock roads in the Spring to determine when the roads should be re-paved. The Reserve Study assumed road repaving would be required in 2020.
3. A motion to approve \$110 of work by Miller Tree Service was made, seconded, and approved.
4. A motion to approve a one-year contract with Monomoy Services for snow removal was made, seconded, and approved.
5. The management agent read information about the pesticide "Solitaire" which is being used by the grounds maintenance contractor, due to neighbor concerns that dogs

had been made ill by the material. Board member Barylski offered to check into the "Solitaire" material.

6. Doug Barylski briefed the attendees on a landscaper's recommended work on the grounds, and asked if the assessments should be retained at their current level to help pay for grounds enhancements, or if grounds enhancements should be delayed with likely impact being an increase in assessments in a future year. The consensus was to retain assessments at their current level for 2019 to address grounds needs.

7. A neighbor asked if the snow removal company could remove plowed piles of snow from driveways. The Board asked the management agent to query the snow removal contractor about this.

8. Board member Barylski moved that the draft proposed budget be approved with the income at \$94,944, that assessments be retained at their current level, and that the Grounds Enhancements line be increased by \$14,242 to a new total of \$27,142. The motion was seconded and approved.

9. A neighbor asked about sustainable plants being used on the grounds. The management agent noted that an area next to Fletcher Drive would be appropriate for sustainable plants and will check town regulations for mowing requirements. The management agent also noted that landscapers do not recommend sustainable plants for the hillsides, due to the rocky soil.

VII. At 8:12 a motion to move to executive session was made, seconded, and approved.

### **Executive Session:**

Executive Session was adjourned at 8:27

10. A motion to proceed with sending a homeowner to collections was made, seconded, and approved.

11. A motion to proceed with a hearing for a homeowner regarding landscape violations was made, seconded, and approved.

### **VIII. Adjournment**

The meeting was adjourned at 8:28 pm.

Minutes submitted by: Doug Barylski