

Kinloch Property Owners Association, Inc.
c/o Community Group

BOD Meeting Minutes

May 23, 2019

Location/Time: Community Group Offices - 4:30pm

Board Attendance: Bill Derusha-President, Ken Newell-Vice President; DB Smit-

Secretary/Treasurer and Gary Clower-Member at Large, Gabe Crouch, Community Manager with Community Group

Absent: None

Minutes: Gabe Crouch, Roy Hall with Tuckahoe

Homeowners in attendance: None

1. **Call to Order – Bill Derusha called the meeting to order at 4:30 pm.**
2. **General discussion of homeowner issue with each sub-association having different contracts and covering different items with Tuckahoe. Roy asked to provide an outline for Tuckahoe’s responsibilities for each association. This Master plan is to be provided by Roy, with pictures to the BOD for it’s Annual Meeting on October 29th.**
3. **Review Minutes of BOD meeting (2-13-19) – Minutes updated to reflect one change Irrigation water cost is approx. \$7,119.00 not \$118,000.00. This is for the proposed Long Pond project. Motion to approve minutes by Ken, 2nd by Gary, all approved. Minutes to be uploaded to website and TownSquare as well as provided to the Resale Dept.**
4. **Financial Review:**

Monies set aside for reserves after each fiscal year shall be put into the money market.
Manager cannot move out of South State Money Market without BOD approval. The BOD approved depositing \$100,000.00 into a Money Market with VA. Commonwealth bank BOD also approved moving \$28,895.92 from the checking account to the South State Money market.

Project Review:

- A. Long Pond road Improvements. VA Green proposal being considered for Long Pond Road. Golf course not willing to supply water from the lake. \$42,000.00 to extend and install the irrigation system along the Western side of Long Pond Road from Hill Grove to Fairstead Road and to extend on the Eastern side of Long Pond from Hill Grove Rd. to Old Stream Road. The approx. cost for irrigation water for 30 weeks using County water as a source would be approx. \$7,119.00 annually. VA Green is confident that their turf treatment and Commercial Aeration/seeding program will benefit the area even without Irrigation in that area. Total cost for 2019 \$ 12,488.00. gary to check with VA Green to see if they would still apply all 6 applications for 2019 or some other level of turf application.
- B. Detailed plan on lighting Miller Irrigation and lighting. Gary Clower up to \$12,000.00 for lighting improvements. Authorized to put on website.
- C. Gary to get with Grace about website usage and report to the Board.

- D. Discussion pertaining to sub-association cost that may overlap with Master. Potential savings in insurance and landscaping if somehow combined when bidding.
- E. 624 Longfield road discussion of erosion issues creating a liability for the community. Valentine to provide a proposal to fill slope with fabric/rip/rap. Need core of engineers and EPA to approve estimated \$10,800.00 cost to repair. BOD approved.

Actions

- a. Minute will be sent from manager to Grace to update the website after minutes have been approved as well as TownSquare and the resale specialist. Done on 5/29/19
- b. Provide Gary with copy of Tuckahoe's Landscape contract. Done 5/23/19
- c. Ask Grace if she can determine how many residents are using the Kinloch website each month. Sent an email to Grace on 5/29/19.

5. Executive Session: BOD discussion of management contract

6. Next Meeting – Next meeting is Thursday 9/11/19, 4:30 pm.

7. 2019 meetings: 2/13/19, 5/23/19, 9/11/19 budget meeting, 10/29/19 annual meeting, 12/18/19 if needed.

8. Meeting adjourned 6:10 pm.

Respectfully submitted,

Gabe Crouch
Recording Secretary