RounTrey Homeowners Association

3rd Quarter Board Meeting Minutes

September 26, 2022 7 pm

Virtual

Call to Order: Andrea Amentt @ 7pm

Committees in Attendance:

RounTrey Advisory- Andrea Amentt HERE

RounTrey Finance- Jeff Hopson HERE

RounTrey Grounds- John Radgowski HERE

RounTrey Pool- Meagan Arline ABSENT

RounTrey Digital- April Morris HERE

RounTrey Social- April Morris/Laurie Efremidis HERE

RounTrey Modifications- Shane Shamblin HERE (taking over for Cheryl)

RounTrey Clubhouse- Vicky Richards, taking over for Erin Roe ABSENT

Community Manager- Bekki Rice

Approval of Prior Meeting Minutes: Jeff Hopson and John Ragowski 2nd last meeting minutes

**Homeowner Forum**:

Opened up discussion for homeowners: no one had anything to say or ask

**Committee Reports**:

**RounTrey Pool**-committee rep is not available to report but Andrea gave update:

We are seeking a new pool vendor for the next pool season. We now have enough documentation to move on to another vendor. Pool committee will line out expectations in more detail so that it will go smoother next year.

RounTrey location: In the men’s bathroom, floors were not put in properly, we now have plumbing issues and need new floors. The women’s bathroom will be put off another year. One of the stalls in the men’s bathroom couldn't be used because of standing water so we have to get it fixed.

**RounTrey Modifications**- Shane Shamblin is the new committee chair and gave update:

211 submittals, 16 proposals, everything is overall going well. They have received great support from team members and Bekki with HOA. Currently there are 40 requests pending. They are getting requests done within 30 days.

There are still violations like basketball hoops in streets, RVs, etc in stage 1; about to be in stage 2 violation.

Looking for process improvements, more automated with categories. Neighbors would be able to find a place on the website with design guidelines to find answers to reduce downtime and hold times for fences, easements, etc.

Input is welcomed for process improvements and having a more balanced approach to modern homes and different styles and sections.

**RounTrey Digital**- April Morris took over digital when Tricia Gustin moved. Newsletters are sent out every Sunday at 6pm. Reminded neighbors that email is the approved way to communicate, not Facebook. She is gradually working on updating the HOA page. If anyone would like to take over or partner up to do digital, please notify April at rountreydigital@gmail.com

**RounTrey Grounds**-Chair, John Radgowski provided update:

**Kayaks**-relocation project with Eagle Scouts completed this summer, very successful. Reminded neighbors to remove kayaks and boats off of all grounds including the trail if they do not have an assigned rack or they will be removed (resident may have to cover the expense).

Kayak launch coming, down to utilities approval (last step for approval) with county for 8x12 floating dock to safely get in and out and can fish off of it.

**Trails**-Endstone Trail and New Market have areas of erosion. Temporary patch on Endstone trail area for Haunted Trail, planning a more permanent fix. New Market trail is scheduled to be repaired this Thursday (9/29/2022).

Andrea mentioned stones in creek area, needs to be cleaned out, concerned about getting flooded. James River didn’t seem overly concerned but will have to make sure it is okay. They do plan to clean the bed out, need to determine if it’s part of the wetlands

**Trees**-majority of the issues reported have been resolved. Tree on Waverton and Litton, HOA common area, dead trees are there, waiting for leaves to fall to see whose property it is on. If it is HOA property, they will have to figure out how to get to it and to get it down.

On Evershot, common area near Sanctuary, another dead tree, need to determine if it’s HOA tree, may be wetlands and will need Army Corps of Engineers for approval

James River-doing estimates for extending maintenance contracts to include new areas and along trails and vegetation area, upcoming budget discussion, fall planting, mulching, new irrigation will impact irrigation budget

Bellstone area-concrete spillway and will be putting a bridge in within the next 2-3 weeks. Roads are being cut in for section 9. Laid all sewer pipe on top half and cutting road all the way through Simon’s Path, Trail will go further and closer to New Market, will start building right away.

Schell Brothers building in New Market Village. Will update headcount for Jeff Hopson for finance committee.

No more hydrilla, a lot of carp were put in to eat all the hydrilla to clean it up. The water quality will be worse without hydrilla soaking up the ‘bad’ things in the water.

**RounTrey Social**-Co-Chair Laurie Efremidis gave update:

Leaving of the committee: Amy Mead, Melissa Wilkes and Melissa Broussard

Joined Committee: Patty Lopez (New Market Village), Kristie and Adam Harrell (Bellstone)

2023 Budget has been submitted to cover $33/family for the year

Since the last meeting we had: 4th of July Parade, Seafood Boil, Daughter Dance, Live Band w/yard games. Fall Festival this weekend, Haunted Trail is coming up, Halloween Event geared towards the teens and tweens, Son Social-Its Magic theme, Turkey Trot, Winter Festival (to learn about different holiday celebrations), Holiday Party scheduled Jan 14th.

Next year, the 5k is back in March, block parties in each section to welcome and get to know your immediate neighbors, live band series will return. Appreciate neighbors volunteering, this has been very helpful.

**RounTrey Finance**: Chair, Jeff Hopson provided update:

Mid Sept/3rd quarter/873 homes, (59 over year end target). Budget in line with homeowner count. Outstanding $5,537 late fees for late dues; $2000 increase over 2nd quarter.

Clubhouse income doing well with rentals; exceeded projected amount.

Pool income $8700 this year but went over budget for pool bathrooms, pulled from reserves to cover cost.

Reserve study proposal to budget for future repairs, refresh will be done in 11/2022. Last updated in 2018. This assessment will allow full view of amenities (roof, trails, HVAC units, walking trails) and the expected life. We will be able to use it as a budgeting tool.

Reminder to all committees that the budget is set annually, if you don’t spend the money, you will lose it. It is important that committees include all expenses for their budget including upgrades/updates.

**RounTrey Clubhouse and Advisory Updates**- Andrea gave updates since clubhouse chair is absent:

Big budget item are FLOORS. Maintenance agreements were not in place and that took away life of floors. Clubhouse furniture will also need to be replaced.

Met with a security vendor today. AV system will be updated to operate independently so lifeguards will not need to access the clubhouse. Looking at a keypad system. Gym will also have its own system.

Discussed with the security vendor getting all neighbors including kids a fob for access around grounds (clubhouse, pools, gym) to keep track, photo will be tied to it. Time cards can be given to give access for events. Looking to have it by pool opening next summer. We are currently working with locks that don’t work or issues with clubhouse renters getting locked out so this would minimize this issue if available. It will take 20 weeks to put key fobs in place, so need to make a decision now to have it by the pool season. Security system/cameras will be added to tunnel, pool, tennis courts and other parts of grounds

Trashcans, finished new enclosure, black in the corner of the parking lot. Green dumpster will be moved in the enclosure and remaining trash cans will be picked up.

October 4th-6th repaving and sealing clubhouse parking lot. All cars will need to be removed during this time

Lights for holiday season (entrances/clubhouses), paid by developer this year but we will have to pay half next year ($12k)

Pool bathrooms: committee put repairs in budget, when completed, didn’t turn out right, went into reserves to clean and repaint with a vendor that we wanted. Bidding process will be done in a more detailed way next time.

Bike racks will be installed by both pools and kayaks

An opportunity was given again for neighbors to ask questions or discuss comments. There were no questions or concerns

Meeting Adjournment: 7:48pm by Andrea Amentt

Reminder next meeting will be Annual Meeting and 4th Quarter meeting combined.