

RounTrey 2nd Quarter Advisory Committee Meeting Minutes

June 23, 2022 7 pm

Call to Order: Andrea at 7 pm

Committees in Attendance:

Andrea Amentt, Resident Advisor

Finance Committee-Jeff Hopson

Grounds Committee-John Radgowski/Chris Antoline

Pool Committee-Leslie Brooks

Clubhouse Committee-absent

Social Committee-April Morris

Digital Committee-Social Committee taking over

Modifications Committee-Cheryl Joynt

Floor was opened up to the neighbors to ask any questions:

Homeowners-opened up to ask questions

- Georgia Harrington asked about walking trails and the grass growing along gas line on Sultree Dr.-who is responsible for it? Grounds committee responded, gas company (city) is responsible along that pipeline. Grounds will get in contact with them to ask them to maintain the grass along gas line
- Trevor Minor had a question for the pool committee. He participates on swim team, he sent an email regarding the lights and how they continue to go on and off multiple times. The light on interior light in the pool is also burned out, concerned about safety. Andrea attended recent swim team meet and got it fixed today (6/23/2022). They are also aware of the pool lights and are currently working on fixing it.
- Vickie Richards, lives on Endstone Trl, pond in backyard, plans of a fountain for water movement? Mosquito concern. Grounds stated no plans for fountain but there is a vegetation plan. Mosquito dumps this year, populated with minnows in

the pond to eat and address the mosquitoes. Neighbor was told by their builder (River City) that there would be a fountain once all homes were built. Andrea will follow up with Danny to ask about what she was promised.

Finance Committee:

Jeff Hopson: As of June, 820 homes, 750 were projected at this point. More dues paid than budgeted for so the overall budget is doing well. Assessments in line with homeowner count. Expenses in line with projected plan, comfortable with expected expenses.

- There are currently \$2250 in outstanding late fees
- Clubhouse income is currently \$4,900 over the projected budget
- Pool generating income with nanny and guest passes

Reviewing a lot of items:

- Proposals for RounTrey clubhouse parking lot for repaving
- Looking at audio enhancements for the pool (new speakers to redirect speakers for clubhouse and pool with surrounding neighbors in mind)
- Security camera upgrades
- Tennis court improvements
- Budgeting for Refresh of Reserve Study, done 6 years ago, needs to be updated to determine what funding is needed. For example, the expected life of the clubhouse roof to set money aside for certain repairs,

Pool Committee:

Leslie Brooks: Pools are busier than last year, there have been a lot of resident suggestions, will take them into account

All brand new furniture for New Market, 20 more seats than previous seasons

Guest and caregiver passess have generated a lot of additional money (\$3500 with additional \$800 pending)

Lifeguard incentive: whoever generates the most money by collecting fees for guests will get a \$50 gift card.

Looking at updating the pool check-in system next season by having something to scan in and updated annually by residents with new photos. This will reduce people sneaking in from other neighborhoods.

New Market bathrooms will be completed in a couple of weeks. RounTrey bathrooms have been completed. Commercial dryers will be installed

Discussed incident at Harper's Mill on June 15, 2022 regarding pool causing illness. We have the same exact system with Swim Metro. No system in place if something gets 'off-line' to make sure chemicals don't continue to increase to toxic/dangerous levels. Chemical reaction was due to not having this interlocking system when power is lost due to storms. Getting this interlocking system will resolve any future issues with chemicals in the pool.

Bekki read the results of the investigation and what is now in place to make sure this doesn't happen moving forward. Filter and pump will be installed next week.

Bike racks will be installed in front of the pool. This will be added along with soap dispensers and hand dryers in the next couple of weeks.

New metal crates have been ordered for lost and found at the pool entrance. Lifeguards will post once weekly and then toss the unclaimed items. This will eliminate the junk pile at the front gate.

Pool rules will be updated on the HOA website.

Question about golf cart parking and the rules. All vehicles should be parked in a parking spot. County roads don't allow golf carts unless they are tagged. If they are street legal, they should be parked in a parking spot.

Social Committee:

April Morris: Spring events, lead by our Spring Sub-committee, went well-March Madness, New Neighbors Social, Wine Tasting, 2 live bands, Spring Fling, Mom Prom Mother's Day Event and Summer Kickoff giving out free pizzas and Kona Ice on Memorial Day

Summer Events have started off well by our Summer and Welcome Sub-committees. New Neighbors Social and Wine Tasting Event in New Market (both well attended).

The Father's Day Cigar and Bourbon Event went very well. Raised and donated \$1110

Upcoming Events:

- 4th of July Parade with free Kona Ice and games by the pool
- Yard Games (Aug 5th) for teens
- Wine tasting (Aug 9th)
- Back to School Seafood Boil & more with a live band (Aug 27th)

Overall staying on budget and able to keep cost for neighbors low or free for special events

Food trucks are coming in average 1-2/week

Chris Antoline (grounds committee) would like to collaborate to do an event on the reservoir about water safety and something related to kayaking.

Grounds

John Radgowski: 2nd quarter, new members added.

Earth Day event went well with 40 participants.

Trail work has been completed in New Market to improve drainage issues and washing out of trails.

Arborscapes completed (tree work); additional arborist work will be later in the year.

RounTrey entrance signs were installed.

Grounds Committee chair and James River Ground Management recently rode around to assess common areas. Need to add fence maintenance to the budget next year. Recommendation is to focus on necessary improvements of HOA (community) fences. Received a high estimate for overall maintenance (\$90k for power washing, repair and staining). If there are any fence repairs needed, neighbors should report it to the Grounds Committee.

Additional trails will be extended to Otterdale in Bellstone so that neighbors can walk from New Market to RounTrey.

New Market Village flowers have been planted today (6/23/2022).

Street signs in the neighborhood are custom made so we are responsible for any repairs. We need to make sure it is in the budget.

Kayak lottery: Chris Artoline presented info. Kayak spots run until July 31st, must be removed by 11:59, 7/31/2022

Lottery, coming in next week's newsletter (6/26/2022). It will be a Google form to enter, one entry per household, open Monday 6/27 through July 22, 2022. Live lottery Wednesday, Jul 27th @7 pm

Rackholders agreement will begin Sept 1st to allow for rack moving, repairing and staining kayak racks-Eagle scout troop will do this free of charge

There is still a plan to get a floating kayak launch-Danny (developer) will need to fill out the application to get this done.

Last year's lottery was 10 short of everyone getting a slot

Modification Committee:

Cheryl Joynt: onboarding a new member, Amanda, 5 members total, committee is now fully staffed.

Averaging 32 applications each month

This year, 82 applications have been approved, 7 on hold and 4 declined as of June 13, 2022.

Reminders to submit all landscape plans, hedges are discouraged, they are similar to fences and according to HOA rules, should be 4 ft tall or less. The 4 denials have been due privacy walls and following the HOA guidelines.

Clubhouse Committee:

Andrea Amentt: Erin Roe has stepped down, 2 people are currently interested.

Floors need to be replaced but will wait until next year for budget purposes. Floor maintenance plan was declined and now the floors have dried out.

Gym TV has been fixed as of today (6/23/2022) and internet is working.

Plan for tennis court maintenance. Pickleball lines will be added.

Plans for the playground project discussed during the last meeting are on hold. Still waiting on architect plans and pricing. Due to inflation, we are holding off for now.

Trash cans have been more of a problem (overflowing, messy) so we are currently working on a contract for a small dumpster like the one installed in New Market. There will be a fence put around it to better protect the area

After a new clubhouse chair is found, a new sub-committee will be created called the Recreations and Wellness Committee for different fitness-related activities, outside vendors involved. We will need a full committee to make this happen.

*Reminder that the budget is coming up soon so make sure to add in the budget what is needed for next year.

Adjournment: Resident Advisor, Andrea Amentt adjourned meeting at 8:33 pm