

Sommerville Homeowner's Association Board Meeting  
September 17, 2024, at 7 p.m.  
(Meeting held via ZOOM)

Meeting Minutes

The meeting was called to order at 7:01 pm by Geoff Swanson. Those attending were Carolyn Dawson and George Altmann as well as Samantha Call, Derek Coldiron and Marci Swanson.

Minutes from August 2024 meeting were approved.

Treasurer's Report for August 2024 was approved by the Board.

**Wells Fargo Checking**

8/1/2024 Beginning Balance	27,089.24	
<b>Income</b>		
8/5/2024	25.00	
8/5/2024	731.00	January - June 2024 Assessments
8/20/2024	125.00	July - December 2024 Assessment - 103 Ludlow (short by \$45)
8/20/2024	125.00	Resale Certificate Prep Fee - 103 Ludlow
<b>Total Income</b>	<b>1,006.00</b>	
<b>Expenses</b>		
8/6/2024	(221.13)	Utilities - Dominion Energy
8/15/2024	(3,550.00)	Grounds Maintenance - Drain Wizard - Median Lights
8/20/2024	(433.55)	Solitude Lake Management
8/20/2024	(529.65)	Solitude Lake Management - Annual Contract Fee
8/20/2024	(1,425.83)	Greenskeepers Landscaping
8/26/2024	(68.00)	Quickbooks Fee
<b>Total Expenses</b>	<b>(6,228.16)</b>	
<b>8/31/2024 Ending Balance</b>	<b>\$ 21,867.08</b>	

**Wells Fargo Savings**

8/1/2024 Beginning Balance	22,186.74	
<b>Income</b>		
8/30/2024	0.19	Interest Payment
<b>8/31/2024 Ending Balance</b>	<b>\$ 22,186.93</b>	

**Langley Federal Savings**

8/1/2024	25.00	
<b>Income</b>		
<b>Total Income</b>	-	
<b>Expenses</b>		
<b>Total Expenses</b>	-	
<b>8/31/2024 Ending Balance</b>	<b>\$ 25.00</b>	

**Langley Federal Checking**

8/1/2024 Beginning Balance	75.00	
<b>Income</b>		
<b>8/31/2024 Ending Balance</b>	<b>\$ 75.00</b>	

**Langley Money Market**

8/1/2024 Beginning Balance	100,032.42	
<b>Income</b>		
8/31/2024	141.12	Interest Divident
<b>8/31/2024 Ending Balance</b>	<b>\$ 100,173.54</b>	

- The Board voted to put non-budgeted funds into CDs
  - Funds will be evenly split (\$32,500) between 12, 24, and 36-month CDs.
- Assessment Update – As of 4 September 2024 – 2 homes are outstanding for unpaid Jan – June Assessments. Collection letters will be sent to collections (Thomas Adams and Assoc. by 30 September)

#### **ARB – Derek Coldiron**

- ARB Approvals
  - Patio cover at 305 Sommerville
  - Porch modification at 115 McPherson
- There were no other ARB issues to be presented.
- 203 Simmons Dr is scheduled to close 11 October 2024. The Resale Certificate will be sent during the week of 9 September 2024.

#### **Committee Reports**

- Welcoming – Frank Lane
- Neighborhood Watch – Frank Lane
- Hospitality – Cheryl Barnard & Jeanne Grinnell
- Beautification – Joyce Frink
  - Six arborvitae evergreens were removed by neighbor volunteers because of bagworms infestation. The trees had been treated in the Spring, but it was not enough to overcome the damage.
  - We are in the process of getting an estimate for a landscape company to work on removing some of the overgrown trees and stumps in the first island as you come in to the neighborhood. I should have an estimate by the October mtg.
  - We will be planting snapdragons at the entrance in late October or early November, then we can see how much money is left in our budget to put towards some new shrubs for the first island.
  - We would also love to hear from the Board about whether or not we need to replant shrubs behind the brick entrance signs or if it is a lower priority to sprucing up the first island. My opinion is that the island should be updated before anything is planted behind the sign.

#### **Board Business**

- Median Lighting Project
  - The project has been completed. Monarch Electric did not charge the Association for their services to connect the electricity to the median for the lights. The Board would like to thank Brian LaCount for his services and generosity.
- Pond Repair/Sprinkler Maintenance – George/Geoff
  - Status of fountain relocation and anchoring: The cable has been received and work to relocate and anchor the fountain will occur soon. (This happened on 9/18)
- Grounds Maintenance – George
  - GreensKeepers has cleaned up the suckers on the trees in the median. There is a 10-foot limit to their ability.
- Fall Picnic – September 28 – Noon to 3
  - Bounce House – Carolyn (\$230)
  - Barbeque – Geoff will get pulled pork and cole slaw from Rocky Mount Barbeque
  - Tents – not sure we will need, but Geoff has one if we do need it.
  - Tables – Carolyn, Geoff, and Marci will bring tables
  - Activities – Marci will coordinate a children's art contest with prizes. It will be announced on the FaceBook page.

- The Annual Meeting will be November 14 at 7 pm at the Community Room in the Sheriff's Office on Goodwin Neck Road.
  - The 2025 Budget Work Session will be held at 6 pm on October 1 at Criz and Associated in the Towne Bank Building on Rt. 17.
  - Sommerville Entry Fence Improvement Project – Tabled from June 2024 meeting will be put on the agenda for the Annual Meeting

Community Safety

Community Concerns

Next Meeting – October 1 at 7pm

Meeting Adjourned at 8pm