Sommerville Homeowner’s Association Board Meeting

December 7, 2023, at 7 p.m.

(Meeting held via ZOOM)

MEETING MINUTES

**Determination of Quorum –** Paul Barnard, Geoff Swanson, Carolyn Dawson were all present. George Altmann, Board Member-elect, was also present. Sam Call, Derek Coldiron, and Marci Swanson were also attending.

The Minutes from November 2023 BOD meeting were approved with changes to the November ARB report:

The Treasurer’s Report presented by Samantha Call was approved.



Paul added that the Association will be billed a $65.00 filing fee and a $520.00 charge will be coming from the Attorney for action the Association is taking against the owner of 119 Sir John for noncompliance with the Covenants. These fees will be collectible with the lien placed on the property.

**ARB – Derek Coldiron**

* ARB Approvals
  + Fence request for 203 Simmons was approved.
* Other issues
  + The Entryway Fence Project was discussed. It was decided that the Board would decide on a time to meet with the homeowners involved to avoid any misunderstandings. This meeting should occur sometime in the January to March timeframe.

**Covenant Revision Update – Paul Barnard**

* The documents have been signed and sent to the attorney along with documentation of 2/3 of the owners approving the changes to the Covenants. The attorney will review the changes and then file the updated Covenants with the Clerk of the Court in York County.
* Board needs to reaffirm how the homeowners should receive the updated Covenants.

**Committee Reports**

* **Welcoming – Frank Lane**
  + No report
  + 123 Sir John has reportedly sold but no resale certificate/packet has been requested.
* **Neighborhood Watch – Frank Lane**
  + No report
* **Hospitality – Cheryl Barnard & Jeanne Grinnell**
  + No report
* **Beautification – Joyce Frink**
  + Entry has been decorated for the holidays: Paul and Cheryl hung the wreaths on the signs and the garland on the light poles. Sam and Curt hung the lights on the evergreen trees behind the entry signs.

**General Business**

* Pond Repair/Maintenance
  + Solitude will be sending us a quote for installing a new cable and replacing the 4th aerator. This is anticipated to be a significant expense.
* Irrigation System
  + The pump for the irrigation system needs to be replaced. We are awaiting an estimate to have it replaced.
* Electrical Issues
  + Brian LeCount from Monarch Electric noted condensation in the outlets was likely causing them to short out. He redid the silicone on the outlets and replaced the breaker. This seems to be working.
  + Question arose: Do we need a lock on the pumphouse and on the timer box? Topic was tabled to January meeting.
* Grounds Maintenance
  + Dead Tree – Need to get quotes to remove a dead tree on common property behind 118 and 120 McPherson. Need to research name of company that has removed trees for the Association previously.
* Compliance Update
  + Property manager for 114 McPherson has been contacted about the amount of wood rot on the front of the house.
  + Numerous fences need repairs and to be power washed/stained.
  + Attorney has said that Board must be consistent in pursuing compliance issues. All homeowners must be accountable for the maintenance and repair of the exterior of their homes in accordance with the Covenants.
* Land Survey for Entrance Sign
  + Still waiting for County response.
* Community Safety
  + Speeding is still an issue throughout the neighborhood, especially with delivery drivers and one school bus driver.
  + Sam has been in touch with VDOT about replacing the STOP signs in the neighborhood. Most of our stop signs are faded and rusted. She had asked about the solar-powered stop signs with lights to make them stand out more to drivers. She is asking that everyone contact VDOT about this issue. Marci will put the VDOT contact info on the Facebook page.

**Community Concerns**

* 209/211 Ludlow – There is an old 4x4 wooden post/utility meter basenext to thetransfer post that is no longer be used. The neighbors consider it an eyesore. Carolyn will call Dominion power and see if it can be removed.
* Paul will send a transition email to the Board with items he is still in the process of resolving.

The Next Meeting will be January 9, 2024, at 7p.m. via ZOOM.

Meeting Adjourned at 8:00 pm