

**Board of Directors Meeting
April 19, 2016**

- I. **Welcome and Call to Order** – Meeting called to order at 7:02 p.m. by President Margaret Warren.
- II. **Roll Call and Quorum Status** – Quorum established.
Members Present: President Warren, Treasurer Gay Donnelly and Director Jennifer Lauranzon.
Members Absent: Vice President Gabriele Nause and Secretary John Mangini.
Community Partners of VA (CPVA): Ken DeMarest (Community Manager) and Tre Rockenbach (Community Administrator)
- III. **Approval of Agenda** – The agenda was approved as amended.
- IV. **Set Adjournment Time** – President Warren set the adjournment time at 8:30 p.m.
- V. **Approval of Minutes** – Motion by Treasurer Donnelly, seconded by Director Lauranzon, to accept the 3/15/16 minutes as written. Motion carried.
- VI. **Member Voice** – Resident Bruce Jacobs expressed concerns and asked several questions regarding the proposed electronic sign insert. New resident Nathaniel Williams asked about the size of the proposed sign insert.
- VII. **Reports**
 - A. **President** – None.
 - B. **Secretary** – None.
 - C. **Treasurer** – Treasurer Donnelly presented her report.
 - D. **Office** – Administrator Rockenbach presented her report.
 - E. **Committees** – The Social Committee’s latest TGIF event went well, with several new ALHOA members in attendance. The ARC will meet this summer to review/update the guidelines.
 - F. **Property Manager** – Property Manager DeMarest presented his report.
- VIII. **Old Business**
 - A. **Update on 2016 Reserve Project(s) – Electronic Sign** – This information was shared during Member Voice.
 - B. **Refurbishment of Clubhouse** – A discussion was held regarding the types of tables that could be used in the center section of the clubhouse, and what to do with existing furniture. President Warren will look at options for curtains, and said the biggest issue is the cleaning and repair of furniture. Board members will come up with a plan for the next board meeting.
- IX. **New Business**
 - A. **Landscaping – Plants & Mulching** – Community Manager DeMarest met with the owners of Brickman at CPVA. Brickman will provide a visualization of a plan for enhancing the area around the clubhouse, so the Board can discuss ideas and costs before making a decision.

B. ALHOA Insurance Review – Moved to Executive Session.

C. Proposal for Tree Removal from Common Area – Moved to Executive Session.

X. Executive Session: Motion by Treasurer Donnelly, seconded by Director Lauranzon, to go into Executive Session at 8:24 p.m. for the purpose of contract discussions. Motion carried.

XI. Return to Open Session: Motion by Treasurer Donnelly, seconded by Director Lauranzon, to return to Open Session at 9:07 p.m. Motion carried.

Motion by Treasurer Donnelly, seconded by Secretary Mangini, to hire World Class Courts to update the tennis court and convert half of the tennis court to pickle ball courts, providing the contract is detailed to show all costs. Motion carried.

Property Manager DeMarest will talk to ValleyCrest/Brickman and get more information about the location and cause of the broken pipes/heads in the irrigation system.

XII. Next Meeting Date: May 17, 2016, at 7 p.m.

XIII. Adjournment: President Warren adjourned the meeting at 9:14 p.m.

John Mangini, Secretary

Date