

Liberty Run Homeowners' Association Board Meeting

August 14th, 2023

7:12pm Call to order

Agenda approved.

Minutes: Approved with corrections. Nikki motioned to approve the minutes for May. There were no minutes for June or July.

Call to order and roll call at meeting held via Zoom

Old Business

Gravel Paths/Community Work

Kudos to the people who have worked on the paving of the gravel path.

We stopped the weed control because of the gravel path work, but that will be picked back up soon. Phase 1 and phase 2 will brush hog the nature trails since we don't need weed work now on the paths. This is Max from Opal lawn service care. The playground weeds and additional mulch will be taken care of. There was discussion of the lawn care service missing certain areas. Most of this was taken care of by community members. 10967 Southcoate Village Drive has two dead trees that need to be addressed.

There were a few complaints on the weed spraying and blowing grass in certain areas. The paving will eliminate most of these complaints.

Vandalism and property destruction

There was discussion of the motorcycle destruction along the gravel path. The families were addressed but the behavior continues. Fauquier county has not filed charges and will not file charges at this time because of their ages. There is a power washing quote for the pavilion of \$660 and \$1,350. The insurance may be concerned with two vandalism claims as that may cause an increase. We discussed cameras being utilized to capture what is happening. Nikki volunteered to look up some camera options to provide to the board to choose from. We should have cameras in place before we do repairs. \$4500 is a quote that was received to seal coat the area and property to avoid these issues in the future.

Mike Tucker inquired about the trashcans being replaced. Those cans were found in the woods and put back down in the pavilion area.

Financials

Looking at options for the CD's and money market accounts come late Fall early Winter. The discussion of \$2 per paper check, conduct our own inspections, hire the management company we would not need to raise HOA dues. Kori Lords' property management company is the one in discussion. Report will be emailed. There was also a discussion on a potential dues increase. Dues have not been increased in a few years. Our reserve fund may end lower than we would like. In addition, the cost of services, goods, etc has increased and it would be proactive to work to recoup that cost.

VDOT work

Sidewalk work was started but with budget constraints that had to limit what they could work on. They stated that they would return in the Spring. The roads themselves are not in the budget. Storm water drainage areas should have fencing around it according to the county and it is there responsibility to handle that portion.

Extension in neighborhood

There was a public hearing on that and we sent an email to the community concerning it. When the board receives information, we will put this out to the community. After our lawyers contacted them, we've had no additional contact with them.

Social Committee

Dennis O'Brien hosts the movie nights and several other events in the community. Please follow the Liberty Run Fun page for more information via Facebook.

New Business

New Financial report distributed and discussed

Homeowners Questions:

Meeting adjourned at 8:12

Attendance:

Board Members present:

Joe Jordan- President Term 2022-2025

Jamilla Gault- Secretary Term 2021-2024 (Zoom)

Nikki Guskiewicz- Treasurer Term 2021-2024

Ron DesLauriers- Common Area Term 2022-2025

Yair Zapata- Compliance 2020-2023 (New term 2023-2026)

James Sledge- ARC Chairman 2020-2023 (New Term 2023-2026)

Board members not present

Scott Owens-VP 2020-2023 (New Term 2023-2026)

Residents present

Brian Watts

Barbara Lafever

Brandy Booker

Sammy and Margaret Shirikas

Brad Weeks and Debbie Gilbert weeks

Residents on Zoom:

Marilyn McCombe

(Board member Jamilla Gault)