

Liberty Run HOA Meeting 02/08/2021

Location: Via Zoom 7:00pm

Welcome and Call to order at 7:03pm

Homeowners questions/concerns

Thanks to Nikki for getting that information out to the neighbors on ARC guideline changes.

Homeowner question:

John Barnett asked, "how will the ARC guidelines be voted on/when"? We do not have much feedback just yet. Therefore, we are not going to vote on the passing of the document tonight.

December Meeting Minutes review and adoption

Mike motion to approve, Kat 2nd. All in favor

Old business

Gravel- between Ron, Rick, and the contractor the job is completed. We were billed for it in 2021, nothing more to come for this year by way of projects on the gravel areas.

Callie Jo lots- Construction is still going on. 1st occupancy March 21st possibly. Material delays due to COVID have caused speed bumps.

ARC guidelines/changes- Thanks to the neighbors that assisted in getting them hand delivered to each house. If anyone has comments on the ARC guidelines/changes, etc. please send via email or letter or tell a Board member.

Monthly compliance update

None

Financial update-Nikki

The new trash contract is priced at \$19.50; it was \$22.07 - Per house per month. We got 3 quotes from 3 different companies. One was cheaper but they had only been in business for 2 years. This contract is for 5-year contract for us with the existing company. \$0 increase to residents in HOA fees in looking at this option.

Ron motioned, Mike 2nd. All in favor. This contract may eliminate the possible need for dues increase. At \$45 a month, the assessments should be covered by the rest of the fees since we have a cheaper contract. However, we have more to discuss regarding our dues.

If we are going to print things, it should be smaller things. All else can be emailed or added to the website. We do not need to print large multi-page documents. Quick books online is an online option and something that Amy and Nikki will discuss.

Insurance can be sent out for bids if necessary to help reduce costs and save funds.

General maintenance in the budget is about \$3,000 or so, if we do not use it, it is left over.

Looking at about \$5,000 to have left over, reserve will be lower this year or the same. We have been doing \$10,680 deposit into the reserve yearly. That is like a \$5.00 monthly increase for HOA dues. We may have to raise it to keep up with the reserve funding.

Insurance claim for Tot lot and bench to get fixed will be filed. Playground stairs quote of around \$1,000 more unless we do the items together. Storm water maintenance, reserve fund is at risk of going lower due to community maintenance that is much needed. Having only \$3600 left each year is quite low. The discussion is about the dues increase.

Full screen budget was provided.

Dues were raised in 2019 from \$39.50 to current \$45.00.

COVID and lack of supplies has caused everything to increase as well which impacts normal fees, etc.

Logistically we should give residents a month or two heads up.

Resident question: Darcy Owens- "Could we get people to pay upfront"? To help with the increase.

Resident question: Ellen DesLauriers "Is there a link on the website for auto pay/PayPal" ...we can do that at the present time there is no link...also some bill pay links have fees to the person paying.

More discussion on dues increase with pros and cons

Jay motioned, 2nd by Nikki to accept an increase of \$2.00 per month starting in April.

Motions carries dues increase of \$2 this starts at \$47.00 April 2021.

Google Survey is coming out via email...the link is coming out for all, website, fb, email and all.

ARC Update – need to solicit input for changes...nobody has really commented as of yet.

New Business

Any interest in the neighborhood watch program, March/April/May they can come out and talk about it.

Mike can be the community liaison for the program. Darcy Owens and Terri Jordan would like to be in the loop regarding that.

Any other options to make money to add to the reserve funds...limited to bank FDIC products and we have a hard time investing the products.

The board was made aware of a vehicle being parked at the Logan Way street dead end often in the evenings and the daytime. This was called into the sheriff. Someone was parked there, and they were sleep. The deputies cannot do anything about it because it is a public road. VDOT says its not their road. County said it is ours. We will gather more information that way we know what we are able to restrict or not. We can do a couple of things to prevent people being there.

Next meeting - March 15, 2021 7pm via Zoom

Motion to adjourn at 7:59pm, Kat 2nd

Attendance:

Jay Tobias- Board member, Mike Corle- Board member, Ron Deslauriens-ARC committee, Jamilla Gault- Board member, Nikki Guskiewicz-Board member, Kat Brady- Board member, Brian Hinton- Board member

Residents:

Amy Corle, John Barnett, Lea Behanna, Scott and Darcy Owens, Ellen DesLauriens, Terri Jordan, Megan Miloser, and Amy Anderson