

DRAFT
ROXBURY HOMEOWNERS' ASSOCIATION
BOARD MEETING
February 9, 2016

1. The meeting convened at 7:03 p.m. The following board members were present:

Joseph Langley, President
Muriel Brown, Vice-President
Daisy McGinley, Secretary-Treasurer
Curtis Dudley, Director

Tonja Stewart, Director, was absent.

2. Open session for visitors. Ben Ginnetti of PM+ attended the meeting to discuss the Reserve Study update with the Board.

3. Minutes of the Jan. 12, 2016, meeting were submitted by the Secretary. After discussion, they were accepted unanimously.

4. **ACC Report.** There was no January ACC meeting.

5. **Treasurer's Report**

- For the month of January, the Treasurer reported that income exceeded expenses by about \$4,900. Expenses were normal for the month with the addition of \$2,700 for the Reserve Study update and \$1,153 for the renewal of the commercial insurance policy. By the end of January, delinquencies totaled about \$16,400 and reserves totaled about \$90,600.
- The Treasurer reported that the wage garnishment for Mr. Kusi's account had to be resubmitted and nothing had been collected. Two payments for Ms. Maxwell's account were received in February for delinquent interest.
- After discussion, the Board unanimously approved the report.

6. **Communications.** Several board members had received complaints about the snow removal after the blizzard – piles of plowed snow in parking spaces or blocking cars from leaving their spaces. Also the fire hydrants were buried so we need to remember to mark them before a big snow. The President had marked the speed bumps before the snow.

7. **Old Business**

- The Secretary is still playing phone tag with our account manager at Republic Services.
- The President suggested that we move the stop sign at the corner of Roxbury Drive and Roxbury Lane to the top of the pole and move the No Parking sign below the stop sign to increase the visibility.
- The Board members and Mr. Ginnetti discussed the update of the Reserve Study that he had just completed. The main repair that is still outstanding is the brick wall at the Richmond Highway entrance. At a minimum the cracks need to be patched to prevent any more water damage. The tennis court and the issue of an access gate at the Buckman Road entrance being added were also discussed. The Board accepted the draft report as the final report.
- The Secretary reported that the electrician had returned from vacation and had ordered the replacement street light. Installation will be dependent on the weather.

- The Secretary reported that no one from A-1 Towing had responded to her emails about changing the towing of vehicles with expired tags to allow a 10-day grace period.

8. **New Business**

- The President reported that he had walked the property with our account manager at Blade Runners and she had submitted a proposal for some projects. The first is to remove two tree stumps (one near the Buckman Road entrance and the other on Roxbury Place by 3801 Roxbury Court) and the tree roots behind 3757 Roxbury Lane. The Board accepted that proposal for \$599.87. The second proposal is for the area behind 3755 and 3757 Roxbury Lane where water collects. The two options were for a dry creek swale (\$5,944) or a sod swale (\$4,117). The Board also reviewed some literature on rain gardens. The President will discuss this proposal with her to see if there is a cheaper option. The third proposal had to do with updating the flower beds for about \$5,000. The President will also discuss this with her especially since the contract includes seasonal planting of flowers. There may be some duplication of costs.
- Muriel Brown mentioned that the Pride Committee will be discussing whether there will be a Spring Yard Sale/Cleanup Day. This will need to be announced in the March newsletter.

9. The meeting was adjourned at 9:00 p.m. The Board will meet next on Feb. 9, 2016, at 7:00 p.m.

Minutes submitted by

Daisy McGinley
Secretary-Treasurer, RHOA