GVOL HOA Community Meeting - 4.13.22 - Artisans Bank 6:30pm

Mike Nardo

Dave Sibert - BPM

Karin Thomas

Danielle Quercetti

Alvenia Scarborough

Chuck Xu

Hugh Wang

Homeowner Count: 11111111 (8 homes represented)

Mike Nardo - Board introductions

President’s address - reviews Board efforts since October, including new contracts and vendors, committees. Storm water management problems reviewed— met w/ county and they provided list of issues to correct, Board signed with vendor to clean and fix issues, county will be back 6x per year to check— so far, so good. Met w/ county last week— good report & moving in the right direction.

Open Forum to be held at the end of agenda.

Financial Report:

Dave - end of March cash operation $83,908, reserve $102,291. VERY HEALTHY. Snow removal - under budget. Moving money from under budget areas to storm water management expenses.

New/Old Business:

Annual Contracts -

Over 40 vendors - vetted and negotiated for best price. Saved a lot of money on contracts bc of negotiations.

Website contains all contracts and information - for residents to access.

 - Mike Mitsdarfer hired for lawn/landscaping & snow removal

 - resident Q about salt used - regular sea salt and vendor asked to lighten spray next time.

* storm water management & cleanup project - county coming back in middle of summer. Invasive plants removed from basins. Some basins monitored by county, others are not. 3 projects - county violations & cleanup, other area cleanup, maintenance 6x per year.
* Dead tree & replacement project - trees on slope removed (25) $2,845. Going through full warranty replacement 37 to be replaced. End of may will hold another walkthrough to identify any remaining dead trees - those will be replaced in the fall.
* Dangerous Tree Removal - liability - 1 on common area to be dropped and left (per county preference) other tree removed.
* Financial Audit - contracted with auditor - May start? Wait until after tax season. Audit 2021 financials.
* Budget - money moves around. Operating surplus of $83,908, reserves are $102,291. Keep reserves and save— we don’t have to raise HOA fees for a while, protection for any major issues in community (trees, damages/accidents, etc.)
* Legal Fees - last meeting a Q was raised about what was spent on legal fees, Board didn’t have the answer, we are reporting on it now after review of invoices. $9,142 total spent at end of 2021- most of it was in relation to anchor $1,743. $952, tree issue $1,456, election $5,000. Lawyer receives monthly retainer $200/month. This Board has only called 3x since transition,
* \*\*\* Q regarding rental properties in neighborhood (answer is that there is no provision that they can’t - bylaw review committee looking into defining this in the new bylaws.
* Community Safety & Police Report - NCC went out of their way to provide security after issues arose. Community has been great with being diligent with calling numbers with any information. Continuing to keep lights on and due diligence of being safe - we will be safe.

Community Activities:

Easter Egg Hunt

Holi Festival

Ideas: resident would like more events to meets neighbors — pot luck social, International Food.

All community events need to go through Board and be approved. Event Committee will be established.

Open Forum:

Q - security cameras functioning? YES, Dave has the laptop and it is fully functional. Firewall issue but it was fixed within 10 minutes.

Q - speed bumps in entrance of neighborhood?? SPEAK with DelDot - Dave to contact and investigate.

Q - what is website? [GVOL.net](http://GVOL.net)

Ask Lon for a list of what info is public and what is not - so we can be clear what is available to public on website.

Q - cameras require permit? Since they focus on DelDot roads? DONT HAVE THAT ANSWER, but police didn’t say anything or the camera company. Dave to call and find out for sure - to be reported at the next meeting.

7:28pm Meeting Adjourned.