

SOUTH WALES COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

September 13, 2011

Minutes (Final)

Attendees:

Dick Koch - President

Tom May - Treasurer

Tom Vollrath - Secretary

Linda Halevy - Board Member

Kim Williams - Board Member

Vince Charlton - Chairman, Covenants Committee

Buddy Williams - Chairman Neighborhood Watch Committee

Siggi Crawford - Chairwoman Grounds Committee

Tom Markel - Cardinal Management Group (CMG)

1. The meeting was called to order at 7:00 PM and a quorum was verified.
2. Due Process Hearing: See Executive Session
3. Minutes of the August 2011 SWCA Board meeting were approved.
4. Committee Reports
 - a. Covenants Committee
 - i. See Violations Tracking in Executive Session
 - b. Neighborhood Watch Committee:
 - i. Incidents were down from 15 in June to 7 in August.
 - ii. A new Neighborhood Watch team is needed to fill a recent team vacancy.
 - iii. The missing trash container at the basketball court was located, returned and is now missing once again.
 - c. Grounds Committee
 - i. Tree Removal: Three fallen trees were removed this month at a cost of \$750.
 - ii. Abandoned Culverts: The Boy Scouts have liability insurance and will begin the task later this fall.

- iii. The Barberry bushes at the Berkshire entrance were sprayed at a cost of \$75.
- iv. Entrance Landscaping: The three updated Lee Highway Nursery proposals were reviewed, discussed and approved.
 - 1. Somerset entrance, \$1,259.61
 - 2. Berkshire entrance, \$13,727.56
 - 3. Fairbourne entrance \$1,167.52
- v. An updated status for the removal of the silt fences in the Dominion easement area was requested.
- vi. Deer Herd Management: The pros and cons of deer herd management from a previous board review ~18 months ago were discussed. The Board reaffirmed its previous conclusion that there is no right answer / action to this problem.

5. Financial: August financials were reviewed with no issues.

6. Old Business

a. Easements

- i. Dominion: The Dominion easement issue was settled this month for \$37,125. Settlement is underway and will include legal and appraisal expenses.
 - ii. Clevengers Corner: Planning for Clevengers Corner is still ongoing however SWCA has heard nothing new with respect to their easement request.
- b. Entrance Structure Repair: Costs for numerous repairs and maintenance to the entrance Structures were presented.
- i. The Board approved:
 - 1. Repair of the metal lettering at the Berkshire entrance - \$150
 - 2. Touch-up paint and clear coat of the Somerset signs - \$300
 - ii. Additional clarification is to be obtained on the additional tasks.

7. New Business

- a. SWCA Single Family Use - Advertisements for apartment rentals in South Wales single family homes were discussed. These appear to

be in violation of existing covenants and several actions were established to better understand the issue.

- b. Posting Minutes - The posting of the minutes on the South Wales Network web site was discussed with the consensus being that it would be beneficial but should be in the password protected section.
- c. Settlements in the last 90 days:
 - i. Herrmann, Charles & Jennifer, 17152 Bournebrook Lane
 - ii. Trivette, E.J. & Betty, 17322 N. Cambridge Way
 - iii. Robinson, Eric & Erica, 2300 Somerset Dr
 - iv. Smith, Mathew & Erin, 3419 Stratford Dr
 - v. Deutsche Bank, 17111 Tattershall Way
- d. The next meeting will be at Fauquier Springs Country Club or Tom Vollrath's home on Oct 11th depending upon the scheduling of a due process hearing.

8. Executive Session (see separate minutes)

9. ACTIONS:

11-9-13 #1 - With respect to (wrt) apartment rentals within South Wales;

- Obtain a legal opinion wrt SWCA covenants & county zoning
- Request South Wales Network to remove ads
- Inform home owners with ads of potential issue.
(Dick K).

11-9-13 #2 - Re-contact Dominion Power and request that the silt fences be removed from the easement areas (Dick K)

11-9-13 #3 - Obtain additional info for entrance structure repair & maintenance;

- Repair stucco and paint Somerset sign structure
- Repair stucco and paint Berkshire sign structure (both sides)
- Touch-up paint and clear coat South Wales crests on Berkshire sign
- Obtain estimate for replacing fence with vinyl
- Paint wrought iron
(Tom V)

11-9-13 #4 - Contact Yvonne Herbst with respect to posting the monthly Board minutes on the South Wales Network (Dick K).

11-8-9 #4 - Contact Rees Broome for more information on their class offer (Dick K). Will ask again.

11-6-14 #2 - Install the Somerset entrance sign light (Tom M) Deferred until after landscaping

*****Closed Since Previous Meeting*****

11-8-9 #1 - Provide a current list of closings for the last several months (Tom M CMG). **Closed**

11-8-9 #2 - Contact Culpeper Trash Svc for a replacement trash can at the basketball court (Dick K). **Closed**

11-8-9 #3 - Determine the liability coverage for the Boy Scouts to remove the abandoned culverts (Siggi). **Closed**

11-7-12 #3 - Provide Board members with the basic tax structure for the association in light of the current and future income this year (Tom M CMG). **Closed**

11-7-12 #10 - Talk with Valley Crest about cutting the sides of the easement trails and spraying the overgrowth on the Berkshire Trail (Tom M CMG). **Closed**