

1 **Redfields Community Association, Inc.**
2 **Board of Directors Meeting**
3 **October 15, 2019**
4

5 **Minutes**
6

7 A meeting of the Redfields Community Association Board of Directors convened at 6:30pm at the at
8 Calvary Chapel (1284 Sunset Avenue).
9

10 Sarah Mullen called the meeting to order and recognized a quorum of fellow directors in attendance: Scott
11 Bender, Jeff Riley David Harris, Dan Koller, David Taylor, and Karen Marcus (telephonically).
12

13 Harris moved with second by Koller and unanimous support to approve the board meeting minutes as
14 presented for the meetings held on July 30, 2019, August 11, 2019, and September 18, 2019.
15

16 Brooks presented the September 30, 2019 year-to-date financial reports and budget worksheets for 2020.
17 Koller moved with a second by Riley and unanimous support to approve the 2020 budgets with minor edits
18 - no increase in dues.
19

20 There was a general discussion of the proposed Shentel access easement. The Board reviewed the final
21 draft presented by Shentel from legal counsel for Redfields that included revised language to address
22 Redfields concerns and demands. Specifically, the final draft included a 3% escalator in the easement
23 fee, requirement for grass pavers as the surface, a 30-year term, and other points.
24

25 There was a general discussion of a second, related document - the proposed boundary line
26 maintenance agreement with Stanley Martin and Oak Hill / Wintergreen Farm HOA. The Board reviewed
27 the final draft presented by from legal counsel for Redfields that had been reviewed and accepted by
28 legal counsel for Stanley Martin and Oak Hill / Wintergreen Farm HOA. Language will be added to
29 embrace fencing maintenance regardless of construction. Language will be added to require screening
30 plants be replaced if removed.
31

32 Harris moved with a second by Bender and unanimous support to approve the Shentel Easement
33 Agreement as presented contingent on concurrent or previously signing of the boundary line
34 maintenance agreement with Stanley Martin and Oak Hill (Wintergreen Farm) HOA which is also
35 approved. Both documents must be accepted by the other parties and signings timed/confirmed so that
36 both documents are in full force and effect not only one.
37

38 There was a general discussion about accessibility to the playground. Board members and the
39 community manager will visit to view areas for improvement. Brooks will look for a consultant or designer
40 to also provide options.
41

42 Harris moved with a second by Koller and unanimous support to adjourn at 8:33pm.
43

44 Respectfully submitted by:
45

46 Douglas G. Brooks, Sr.