

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

5 **Minutes**
6

7 A meeting of the Redfields Community Association Board of Directors convened at 7:00pm at Calvary
8 Chapel (1284 Sunset Avenue).
9

10 Sarah Mullen called the meeting to order and recognized a quorum of fellow directors in attendance:
11 David Harris, Dan Koller, Scott Bender, Stuart Lowson, Karen Marcus, and Jeff Riley. Doug Brooks
12 attended as the community manager.
13

14 Sarah Mullen opened the floor for comments from member-observers. Members voiced some
15 concerns about the lack of a stop bar at the intersection of Pebble Hill and Courtyard. Members voiced
16 interest in trash discounts with group service or participation levels.
17

18 Harris moved with a second by Bender and unanimous support to approve the minutes of the Board
19 of Directors meeting on October 9, 2018 as presented.
20

21 Brooks provided the management report on routine matters including completed maintenance work,
22 capital projects, and other administrative matters.
23

24 Brooks provided a report on financial matters including the draft, year-end financial reports and the
25 budgets. Marcus moved with a second by Harris and unanimous support to approve and affirm the
26 2019 neighborhood budgets and the 2019 Redfields budget as presented.
27

28 Formal reports were not made from neighborhood committees (Devon Spring, Pintail, & Pebble Hill),
29 sub-associations (Courtyard at Redfields), or any other committees.
30

31 Brooks summarized the legal opinion regarding use of the common areas for gatherings wherein
32 members or visitors attend and pay a fee for lessons or an event (yoga, exercise, etc.). The Board
33 unanimously affirmed the Association's policy that it cannot permit any use of common areas or
34 amenities that could be construed as commercial in nature or open to the public.
35

36 Brooks presented landscaping renewal contracts for two neighborhoods. Marcus moved with a
37 second by Riley and unanimous support to affirm and approve the 2019 D&D contracts for Pebble Hill
38 and Pintail as presented with the addition of the map for each.
39

40 Brooks indicated that approved capital improvement projects are pending and will occur this winter
41 and spring: pool furniture, pool gate entry upgrade, pool internet DVR, stormwater drainage repairs
42 near 1419 Cedarwood.
43

44 Mullen reported that a landscaping designer is going to present a phased plan for the area around
45 the pool, entrance to the pool, embankment facing the playground, and entrance. The plan should
46 be ready for review at our next meeting.

47

48 Brooks reported that liaised with members reported stormwater runoff issues from other privately-
49 owned lots. The Board affirmed its policy that such lot-to-lot surface water issues are civil matters
50 between owners, not involving the Association - owners need to communicate with each other and
51 seek professional study and advice in resolution.

52

53 There was a general discussion about the common area strip beside 1147 Redfields Road that drains
54 into the rear yard of that residence. Marcus moved with a second by Koller and unanimous support
55 to hire an engineer to prepare a design to install a path that will also include a drainage system to
56 alleviate the stormwater issue affecting 1147 Redfields Road.

57

58 The next board meeting dates is February 12, 2019. The Annual Meeting date is April 9, 2019.

59

60 The meeting adjourned at 8:40pm.

61

62 Respectfully submitted by:

63

64 Douglas G. Brooks, Sr.