

1 **Redfields Community Association, Inc.**  
2 **Board of Directors Meeting**  
3 **July 30, 2019**

4  
5 Minutes  
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7 A meeting of the Redfields Community Association Board of Directors convened at 7:00pm at Calvary Chapel (1284  
8 Sunset Avenue).  
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10 Sarah Mullen called the meeting to order and recognized a quorum of fellow directors in attendance: David Harris,  
11 Dan Koller, Scott Bender, Karen Marcus, and Jeff Riley. Doug Brooks attended as the community manager.  
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13 Koller Bender moved with a second by Harris and unanimous support to approve the minutes of the Board of  
14 Directors meeting on January, 2018 as presented.  
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16 Brooks provided the financial summary and current month closing report. Brooks provided the regular  
17 maintenance and project update report.  
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19 Pool furniture was delivered and set out. The new pool fob system and DVR are up and working.  
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21 New fencing was installed around the playground and fresh playground chips were installed.  
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23 There was a general discussion about existence of gates versus gaps in common fencing. There was a general  
24 consensus that gates were allowed at both the playground and around the lake. Moving wire mounted on the  
25 common fences for pets or kids remained the maintenance responsibility (cost) of the homeowners.  
26

27 The engineer provided a design for the drainage fix at 1147 Redfields Road and is meeting with the County for  
28 finalization. The next step after that will be to get bids and proceed with the improvements.  
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30 Brooks and representatives of the Board have met with Stanley Martin reps on site to look at the finish of the  
31 pedestrian/bike access easement along Redfields Road and discuss other common boundary issues.  
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33 Brooks reported that Shentel provided an offer for an access easement which was rejected.  
34

35 Brooks reported that bids are still being sought for the proposed landscape improvements around the pool and  
36 hillsides.  
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38 There was a general discussion about the condition of Redfields Road. Owners need to contact VDOT as individual  
39 tax payers. Directors advised that links and contact information has been shared on Facebook.  
40

41 There was a general discussion and support to work towards moving the annual meeting back to the traditional  
42 period of November or December.  
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44 Cathy Bender provided an update on trails maintenance.  
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46 There was a general discussion about pedestrian access over drainage culverts. In addition to other bridges built  
47 this year, there was a consensus to install access improvements on the culverts by the dam.  
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49 There was a general consensus to contact Stanley Marting with regard to the status of eliminating the “pumping  
50 station” or completing other items related to adjustments made in years past with the water/sewer plan, etc.

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There was a general consensus to review the design guidelines for possible amendments such as waiving the requirement for a plat in some circumstances, loosening mailbox design restrictions, etc.

Marcus moved with a second by Koller and unanimous support to affirm all actions taken between meetings by electronic unanimous consent: approval of landscaping contracts for Redfields & Devon Spring, approval of installation of playground fencing, and approval of surveying RCA property line behind lots on Sunset Ave.

Koller moved with a second by Riley and unanimous support to elect the following officers: President – Sarah Mullen, vice president - David Harris, secretary – Karen Marcus, and treasurer – David Taylor.

Sarah Mullen opened/closed the floor for comments from member-observers.

The following items remain deferred/tabled (no action - for consideration at future meetings): reserve plan finalization, lake bathymetric survey, neighborhood committee charters, revision of community governing documents, tree removal and planting at entrance and along Redfields Road

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

The meeting adjourned at 8:15pm.

Respectfully submitted by:

Douglas G. Brooks, Sr.