

1 **Redfields Community Association, Inc.**  
2 **Board of Directors Meeting**  
3 **August 11, 2020**  
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5 **Minutes**  
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7 A meeting of the Redfields Community Association Board of Directors convened on August  
8 11, 2020 at 5:30pm via Zoom online and phone connection.  
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10 Sarah Mullen called the meeting to order and recognized a quorum of fellow directors in  
11 attendance: Scott Bender, Jeff Riley, David Harris, Dan Koller, David Taylor, and Karen  
12 Marcus. There were thirty-two total directors and members in attendance online or over the  
13 phone.  
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15 Mullen announced that the Annual Meeting and the May 12, 2020 Board Meeting were  
16 postponed due to COVID-19.  
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18 Mullen opened the floor to discussion of the closure of common amenities including the  
19 pool and playground due to COVID-19 including review of the specific requirements for  
20 opening and monitoring as contained in the current regulations. There was a lengthy and  
21 open discussion with the floor open to member comments. The Board will continue to seek  
22 advice from counsel and monitor changes in the Governor's Orders for opportunities to  
23 safely open amenities.  
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25 Harris moved with second by Riley and unanimous support to approve the board meeting  
26 minutes as presented for the meeting held on February 11, 2020.  
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28 Brooks presented the July 31, 2019 year-to-date financial reports. At the end of July 2020,  
29 Redfields has about \$290K in cash. The land purchase loan balance is \$192K. Operations  
30 performance is very good with no major upsets to budget categories and a fairly significant  
31 surplus in pool operations which should persist at \$10-14K by year-end. With major capital  
32 projects complete for the 2020, following other significant work in 2018 and 2019, the  
33 community will continue to operate on a rather tight budget until payment of the loan is  
34 complete in February 2023. This is consistent with our presentation to the members at the last  
35 Annual Meeting in April 2019 and at subsequent board meetings. Redfields has the rest of  
36 2020, all of 2021, and all of 2022, about 2.4 years of operations that will have to stay within  
37 the current budget or there will need to be an increase in dues. A 2% increase in dues yields  
38 about \$5000 cash per year to the budget. It is management's position that Redfields should  
39 be able to sustain the current dues level until the loan is paid with reasonable expectations  
40 for some deferred maintenance. If better maintenance is desired, 1-2% increases could be  
41 considered for 2021 and 2022 with a correction in 2023.

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There were no formal reports from the neighborhood committees at Devon Spring or Pintail.

Brooks reported that the white fencing repairs under the power line and up beside the playground field were completed as planned.

Brooks and Mullen shared that Shentel will be working this week to complete their fence around the equipment followed by installation of the paver road from their equipment down to Redfields Road. The Board is continuing to monitor progress.

Brooks reported that there are no new requests or issues pertaining to neighboring communities of Oak Hill, Mountain Valley, or the lots along Sunset.

The Board appointed Harris to work with Brooks to review the insurance coverage.

There was no report from members regarding inspection or research pertaining to the entrance sign maintenance, replacement, etc.

Linda Birch presented a written report on behalf of Pebble Hill Neighborhood Committee. Lois Baylor stepped down as chair of the committee and nominated Linda Birch to serve as chair. Alice Howard will serve as secretary. Peggy Rooth is overseeing Pebble Hill's 2020 grounds management and snow removal contracts with D & D Lawn Care. PHC requested that the community manager present any ARC requests in the neighborhood to PHC before uploading for Redfields ARB review. The Board unanimously approved the appointment of Linda Birch as chair of the PHC.

The Board will meet again in November, date and time TBD.

Koller moved with a second by Harris and unanimous support to adjourn at 6:34pm.

Respectfully submitted by:

Douglas G. Brooks, Sr.