

1 **Redfields Community Association, Inc.**  
2 **Board of Directors Meeting**  
3 **October 20, 2020**  
4

5 **Minutes**  
6

7 A meeting of the Redfields Community Association Board of Directors convened on  
8 October 20, 2020 at 7:30pm via Zoom online and phone connection.  
9

10 Sarah Mullen called the meeting to order and recognized a quorum of fellow directors in  
11 attendance via online connection: Scott Bender, Jeff Riley, David Harris, Dan Koller, and  
12 David Taylor. There were numerous members in attendance online or over the phone.  
13

14 The Board unanimously approved the minutes of the board meeting held on August 11, 2020  
15 as presented.  
16

17 Brooks summarized the financial report. Through September, total cash is \$309,886, total  
18 owners' equity is \$100,532, and the loan balance is \$192,650. Retained earnings balances  
19 for each fund department are approximately: Redfields \$10K, Devon Spring ~\$43K, Pebble  
20 Hill ~\$7K, Pintail ~\$40K. For operations, the Redfields income & expense reports shows us  
21 perfectly on track with income at 70.23%. Looking at the neighborhood total expenses YTD,  
22 Devon Spring is 66%, Pintail is 63%, Pebble Hill is 60%. In 2020, we concluded the major  
23 drainage project off of Redfields Road, we repaired \$5K in fencing, and we did the major  
24 planting project in front of the pool and on the hillside. All are at or under budget with no  
25 financial issues. In all, as we enter the 4th quarter, Redfields is strong. Our loan is under  
26 \$200K, we have \$300K in cash, we are operating under budget, we've increased services  
27 (pool and entrance landscaping), and we are very comfortable with the trends in the line  
28 items. We appear to be poised to have a 2021 budget without dramatic shifts or increases in  
29 dues.  
30

31 Brooks provided a summary report on the Shentel cell site agreement work. Shentel  
32 recently installed the grid/grass road. There have been some concerns/questions about the  
33 VDOT-required concrete pipe under the driveway access. Redfields reached out to Stanley  
34 Martin about bushhogging the grass under the power line area that will be deeded to Oak  
35 Hill.  
36

37 Harris reported that he and Brooks connected on insurance review per the email summary  
38 sent to the Board. There are a few follow-up items and coverage rates that will be studied in  
39 greater detail prior to renewal.  
40

41 Mullen reported on the impact of COVID on common amenities and HOA operations. The  
42 Board received input from legal counsel on liability and recent changes in restrictions that  
43 enabled opening of the playground.

44

45 Mullen shared that the large playground sign was replaced this week. It is sitting back closer  
46 to the fence behind the homes.

47

48 Brooks shared that e-blast notices were sent for the distanced yard/garage sale.

49

50 Brooks reported that the pool was recently winterized. D&D has been doing a good job with  
51 mowing the shoulders and common areas. They recently seeded and patched some trouble  
52 spots. They should be blowing leaves during the next two months off and on. Feldmans is  
53 doing well with the cleaning around our improved beds (entrance sign, pool, hillside).  
54 Solitude is visiting the lake every month and submitting automated reports/confirmations.  
55 The red trail was cleared by a contractor, and minor cleanups and maintenance have  
56 occurred on orange and purple as requested.

57

58 The meeting adjourned at 8:30pm.

59

60 Respectfully submitted by:

61

62 Douglas G. Brooks, Sr.