

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.