

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL COMMUNITY MEETING MINUTES
March 2, 2017

1. Call Board Meeting to Order - The March 2, 2017 BCA Board of Directors Special Community Meeting was called to order by President Charlie Davis at 7:00 PM at The Brandermill Church, 4500 Millridge Parkway, Midlothian, VA 23112. Directors Charlie Davis, Bpb Friedel, Bob Gregory, Frances Hillman, Ann Hunt, Tony Nardella, and Greg Pearson, General Manager Cynthia Wright, and Recorder Judy Agee were present.

2. Director Friedel led the meeting with the Pledge of Allegiance.

3. Approval of Agenda
MOTION: Director Hunt moved to approve the Agenda.
MOTION SECONDED: President Davis
MOTION CARRIED: Unanimously approved.

4. Consideration of Change to Non-Binding UPA Survey Question -
MOTION: Treasurer Gregory moved to approve the UPA amount in the proposed ballot question be increased to \$125. Also, all funds from pool operations after related pool expenses will be deposited in a pool reserve capital fund account.
MOTION SECONDED: First Vice-President Pearson
Discussion: Treasurer Gregory noted the increase from \$75 to \$125 for the UPA amount would provide additional income to cover pool-related expenses.
MOTION CARRIED: Unanimously approved.

5. Member Voice - Sharon Parker (Steeple Chase) stated she appreciated the information provided in the History of Brandermill Pools and that the board wants to find a solution to finance the pools. She also needs further explanation about the Pool Compromise to better understand the support needed for the pools.
-Mamie McNeal (Planter's Wood) asked for clarification of guest and daily passes, which were noted that daily passes can be used by residents instead of a resident membership and guest passes can be used by members for their guests, at the price of 5 for \$65 and 10 for \$100.
-John Franssen (Walker's Ferry) asked for clarification at what point would the \$250 charge as being a pool home with the Pool Compromise change to the \$125 for the UPA.
-Kim Williams (Stoney Ridge) states she supports the pool fees and that all residents pay for amenities that are not used by all residents but they are all good for the home values. She stated that with the UPA set up Brandermill would be keeping up with what is offered elsewhere.
-Jason Livingston (Long Shadow and Litchfield Bluff) thanked the board for the information provided regarding the pools. He stated he would like to see the 2-3 year projections for the pool expenses.

All Board members assisted with providing information to the questions and concerns posed and encouraged residents who were in agreement with the Pool Compromise to cast their vote since 75% of the votes were needed for it to pass. This would set the direction for

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Universal Pool Access (UPA) to be implemented as recommended by Club Source Design in 2012, as referenced in the "History of Brandermill Pools."

President Davis announced the next Board of Directors Special Community Meeting is scheduled on Saturday, March 4 at 10:00 AM at the Harbour Pointe Clubhouse.

6. Executive Session

MOTION: First Vice-President Pearson moved to enter into executive session according to Section 55-510.1.C of the Virginia Property Owners Association Act for the purpose of discussing contractual, personnel and legal matters.

MOTION SECONDED: Treasurer Gregory

MOTION CARRIED: Unanimously approved.

7. Return to Open Session - There was no action taken.

8. Adjournment - President Davis adjourned the meeting at 7:45 PM.

Submitted by:

Charlie Davis, President
Board of Directors
Brandermill Community Assoc., Inc.

Cynthia Wright
General Manager/Secretary
Brandermill Community Assoc., Inc.