

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL COMMUNITY MEETING MINUTES
March 4, 2017

1. Call Board Meeting to Order - The March 4, 2017 BCA Board of Directors Special Community Meeting was called to order by President Charlie Davis at 10:00 AM at Harbour Pointe Clubhouse, 5710 Promontory Pointe Road, Midlothian, VA 23112. Directors Charlie Davis, Bob Gregory, Frances Hillman, Ann Hunt, Tony Nardella, and Greg Pearson, General Manager Cynthia Wright, and Recorder Judy Agee were present. Director Friedel was not present.

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

3. Approval of Agenda
MOTION: President Davis moved to approve the Agenda, with the exception of 4. Consideration of Change to Non-Binding UPA Survey Question, and there would be no Executive Session.
MOTION SECONDED: Director Nardella
MOTION CARRIED: Unanimously approved.

4. Consideration of Change to Non-Binding UPA Survey Question - It was recommended that since the original action was taken at the March 2 meeting, not all attendees to this meeting would know the outcome, as follows:
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 - Dee Piscicella (Planter's Wood) stated that after 15 years of the board studying the pools and that 4 out of 5 residents don't belong to the pools, she now sees this as a business decision. She stated the pools are a great amenity for Brandermill and that we need to look at the return on investment.
-Melanie Barr (Nuttrees Woods) and NRC representative expressed her concern that the condition of the Brandermill amenities has declined and as a result she cannot see the value in the assessments paid and wants the pool fees at a reasonable price. She was in agreement to be a pool home at \$250 but only with other choices if the price increases over time.
- Erin Collins (Oak Springs) and NRC Chair noted she and her family support the UPA and understand that a lot of other residents do not. She noted the Pool Compromise makes sense and is up for a vote of all residents. She emphasized that more information about the Pool Compromise be available since this is a complex subject. She suggested a Task Force be formed to study the financial condition of Brandermill's infrastructure.
-Carrie Webster (Eastbluff) and NRC representative thanked all who have been involved with providing information about the pools, especially on social media, and emphasized she was not in favor of closing any of the pools. She hoped that the results of the UPA survey does pass but understands there are some residents who do not want it. She stated the Pool

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL COMMUNITY MEETING MINUTES
March 4, 2017

Compromise would be an excellent attempt to satisfy the greatest number of people. She said it was confusing about the amount set for the pool home and if it may exceed the pool membership fee.

- Craig Nelson (Promontory Pointe) asked for clarification if residents chose to be a Pool Home and it was noted that designation would continue going into the future. He was concerned that the pool membership for one person would be at \$300 per household, and it was noted that residents could use the passes if there would be less usage of the pools.

- Ken Carlson (Winterberry Ridge) noted he previously was in a community that had UPA and paid \$600 quarterly assessments. He stated it was important that all three pools are in operation. He felt the Pool Compromise would be an excellent direction to take and to transition to UPA. He thanked the board for all of their efforts.

- Brandon Rumancik (Shadow Ridge) and 2017 Board candidate stated he is trying to be a voice for younger residents. He asked for more information about the UPA consultant study and the Pool Compromise. He noted that the pools are a major amenity to this community and that all residents do not use the pools and all other amenities but all amenities help preserve the property values.

- Lindsey Rumancik (Shadow Ridge) stated there need to be further discussions about the condition of all Brandermill amenities. She wanted to make sure that additional information about the Pool Compromise would be available with the ballots.

- Lisa Siwec (Nuttree Woods) asked about the annual operating costs of the pools at it relates to the information provided with the Pool Compromise. She stated she wants to hear what the future plans are for the BCA pools and what are the benefits for joining as a pool home that will include expanded improvements to provide more services at the pools.

- Sherry Wright-Jeter (Arrowood) expressed her concern that the added costs by choosing to be a Pool Home may affect new homeowner sales in lower income neighborhoods. She stated she wanted a better understanding of the Pool Compromise and the UPA as they affect the future of BCA pools, the participating members, and their property values.

- Darrin Bilick (Poplar Grove) notes his concern that the future of the BCA pools through the approval of the Pool Compromise and the UPA will provide enough financing to keep the infrastructure of all BCA amenities in good condition.

- Mamie McNeal (Planter's Wood) and NRC representative noted that the Brandermill governing documents state there will always be BCA pools. Residents are encouraged to vote on the Pool Compromise since 75% of the vote is needed for approval. It was clarified that the \$250 pool home charge will be included with the quarterly assessment.

- Erin Collins (Oak Springs) stated she wanted to see the verbiage for the referenda as they will be presented on the ballots, which will be mailed next week. She encouraged everyone to assist with sharing correct information with their neighbors and that residents make sure to vote. She encouraged the board to provide a true town hall format for these types of community meetings.

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

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL COMMUNITY MEETING MINUTES
March 4, 2017

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

6. Adjournment - President Davis adjourned the meeting at 12 Noon.

Submitted by:

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

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