



BRANDERMILL
A Waterfront Community

2017 ANNUAL MEETING OF THE MEMBERSHIP

Monday April 17, 2017

7:00 PM – Brandermill Church

CALL TO ORDER – President Charles Davis

ANNOUNCEMENT OF QUORUM- Cynthia Wright, Executor of Election

NOMINATIONS FROM THE FLOOR

VOTING INSTRUCTIONS

CLOSING OF THE POLLS

INTRODUCTIONS

BOARD OF DIRECTORS

CANDIDATES FOR THE BOARD OF DIRECTORS

MINUTES DISPOSITION for April 18, 2016

PRESIDENT'S REPORT – Charles Davis

MANAGER'S REPORT- Cynthia Wright

RECOGNITION

Past Presidents and Former Members of the Board

Current and Former Volunteers on BCA committees
and Directors

QUESTIONS FROM THE FLOOR – President Davis, and Manager Wright

ELECTION AND REFERENDUM RESULTS- Cynthia Wright, Executor of Election

ANNOUNCEMENT and ADJOURNMENT

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1. CALL TO ORDER – The 42nd Annual Meeting of the Membership and Election of the Board of Directors of the Brandermill Community Association, Inc. was called to order by President Charlie Davis on April 18, 2016 at 7:00 PM at The Brandermill Church Fellowship Hall, 4500 Millridge Parkway, Midlothian, VA 23112.
2. ANNOUNCEMENT OF QUORUM - Community Manager and Executor of Elections John Bailey led the meeting with the Pledge of Allegiance and declared that a quorum was achieved.
3. NOMINATIONS FROM THE FLOOR - No nominations were reported.
4. VOTING INSTRUCTIONS – No further voting was requested.
5. CLOSING OF THE POLLS – Community Manager Bailey officially closed the ballot process and instructed Wells, Coleman & Co., LLP to complete their tabulation of the election results.
6. INTRODUCTIONS – Community Manager Bailey introduced the current Board of Directors: Charlie Davis, President; Greg Pearson, 1st Vice President (not present); Tom Leonard, 2nd Vice President (not present); Dr. Robert Friedel, Treasurer; and Directors Don Blom, Frances Hillman, and Bob Malek. He noted the retiring directors are: Don Blom, Tom Leonard and Bob Malek, and introduced the four candidates for the three open positions on the 2016-2017 board: Bob Gregory, Ann Hunt, George Lawson, and Anthony Nardella (not present).
7. MINUTES DISPOSITION - April 20, 2015
MOTION: Director Friedel moved to approve the minutes of the April 20, 2015 Annual Meeting of the Membership and Election of the Board of Directors.
MOTION SECONDED: Director Malek
MOTION CARRIED: Unanimously approved.
8. PRESIDENT'S REPORT – President Charlie Davis thanked all who were in attendance and talked about the actions and activities of the past year (copy of comments attached).
9. MANAGER'S REPORT - Community Manager John Bailey noted that President Davis' report appropriately addressed this past year and focused on things we have accomplished. He then went on to provide an overview of what is going to be undertaken during the next year (copy of comments attached).
10. RECOGNITION - Community Manager Bailey recognized all past presidents and former members of the board in attendance. Manager Bailey also recognized current and former members of any BCA committees in attendance.
Community Manager Bailey and President Davis recognized Retiring Directors Don Blom, Tom Leonard, and Bob Malek for their service of three years on the board.

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11. QUESTIONS & ANSWERS – There were no questions.
12. ELECTION AND REFERENDUM RESULTS – John S. Bailey, Executor of Election

There were four candidates for three vacancies. Community Manager and Executor of Election John Bailey stated the results of the election:

Total votes in community	<u>21,552</u>	
Votes counted toward Quorum	<u>5,322</u>	= <u>24.69 % = Quorum</u>

Results:	<u>Bob Gregory</u>	3,881	29.42%	- elected to a three-year term
	<u>Ann Hunt</u>	3,604	27.32%	- elected to a three-year term
	<u>Anthony Nardella</u>	2,916	22.10%	- elected to a three-year term
	<u>George Lawson</u>	2,609	19.78%	- not elected

Referendum and Amendment Results:

Requires a majority (75%) of votes cast, in person or by proxy, to pass:

Referendum 1: Approval of this resolution (a Yes vote) is needed to prevent being taxed by the IRS on any surplus income. If this referendum is not approved, the BCA may be subject to paying additional taxes with members' assessments.

Results:	<u>5,152</u> - Yes	Referendum 1 - Passed: <u>98.38 %</u> - voted Yes
	<u>85</u> - No	

Amendment 1: Voting to approve this amendment means that you support setting the Capital Fee at 50% of the annual residential assessment. The Board already has the authority to set the fee annually; however, the amount cannot currently exceed \$150. The Capital Fee is only charged to those who are buying a home for the first time in Brandermill. The funds generated by the Capital Fee can only be used for New Capital projects (like an entirely new section of trail, one that does not exist currently); new capital funds cannot be used for the operating budget.

Results:	<u>4,049</u> - Yes	Amendment 2 – Passed: <u>77.30%</u> - voted Yes
	<u>1,189</u> - No	

13. ANNOUNCEMENTS – The Board of Directors Organizational and Regular Monthly Meetings are scheduled May 2, 2016 at 6:30 PM and 7:00 PM, respectfully.
14. ADJOURNMENT - President Davis adjourned the meeting at 7:23 PM.

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Submitted by:

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

John S. Bailey
Community Manager/Secretary
Brandermill Community Assoc., Inc.

DRAFT

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Remarks by President Charlie Davis:

Brandermill has begun a new service year. A turn of the page always provides hope and optimism and enthusiasm to tackle issues at hand. I offer my sincere thanks to all who offered themselves for Board of Directors service. It is a humbling experience. Congratulations to Bob Gregory, Ann Hunt and Tony Nardella who were elected as new board members. Each has served our community in many ways through the years and now brings that experience to the table of analysis and discussion at the policy-making level.

Brandermill has had an outstanding year. Your Association is in solid financial condition. Financial oversight is as strong as it's ever been. Property values have begun to rebound. Granted, some of that results from a strengthening economy. But programs put in place by your Association are also making a huge difference as we labor to revitalize our aging community. The brush pickup program has been a huge success. We can look natural and neat. The tree management program is letting the sun shine in on our community. A closer working relationship with VDOT is resulting in more attention being given to resurfacing roadways in and surrounding Brandermill. Support from Chesterfield County government has been instrumental in helping address the issue of abandoned and dilapidated properties. We are moving toward reasonable covenant enforcement, balancing the needs and obligations of the community as a whole with those of individual homeowners and resident. During this new business year, we will be considering a number of changes to the Residential Design Standards. What seemed appropriate nearly a half-century ago can be counterproductive today in attracting new residents. Since April 2015, 200+ new e-mail addresses have been added to the BCA data base bringing the total to 2,317. The quickest way to learn about community developments is to be linked electronically and we hope you will spread that word. A task force has begun deliberations on a new website that will have a new look and more online services for residents. With 218 sales last year, Brandermill is #1 in the entire region in home sales. Our new marketing campaign will emphasize that fact. There are a number of other substantive irons in the fire and they will become evident in the upcoming months. When I ran for the board four years ago, I asked this question of residents: what are you getting for your assessments? The universal answer: not a clue. That is no longer the case. And while there will always be differences of opinion on how funds are allocated, transparency is the key to good governance and good support, and I look forward to working with the board and community to make this work.

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Remarks by Community Manager Bailey:

President Davis mentioned moving toward reasonable covenant enforcement, the Residential Design Standards will be reviewed for consideration of a variety of changes and updates. Communications has continued with weekly digital newsletters for more timely news and information to residents. The weekly input serves as building blocks for the monthly digital and printed Village Mill. We are still in need of more email addresses since we are currently at 2,308 and have a challenge to get to 5,000. The BCA Marketing Campaign notes Brandermill is #1 in the region with home sales of 218 last year. A review is underway to change the software system and a recommendation will be presented to the board in a few months for implementation in the fall. These changes will encompass reporting for services, property management, maintenance and communications to allow for more accurate, timely and transparent reporting. The update to the website will include more information with an updated look and more services on-line to include a secure portal for members. The three BCA pools are ready for this season with bridges included to swim from one area to another. The Finance Committee is reviewing the pool revenue, expenses and subsidy. The landscape contract has stayed with Ruppert Landscaping which includes more services for less money. There are additional plantings considered for some of the medians and perennial plantings have been added to four (4) neighborhood entrances. Open space cleanup will include a demonstration project between Three Bridges and Sagegrove neighborhoods to include 8' along the sides of the trail and 30' behind private property. Neighborhoods are encouraged to schedule a work day to raise their open space area on the priority list. Manager Bailey reported work on Genito Road will begin July 11 and that the road will be closed 3-4 weeks with BCA tree management work to be done along Genito Road during that time. The Maintenance Department has budgeted a bucket truck to handle roadside tree trimming. "Uplighting" will be expanded at the main entrance at Hull Street Road and Old Hundred Road, and additional lighting for this area will be budgeted in 2017. The BCA is continuing its efforts with Dominion Virginia Power and Chesterfield County for new street light globes. The BCA office exterior has been upgraded with siding, windows and gutters and further landscaping and parking lot curbing and resurfacing will be included. A potential project for 2017 includes a dog park, which has an interest survey ongoing now. The architectural and engineering work will start this year for renovations and upgrades in Sunday Park.