

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
October 3, 2016

1. Call Board Meeting to Order – The October 3, 2016 BCA Board of Directors Meeting was called to order by President Charlie Davis at 7:00 PM at The Brandermill Church Fellowship Hall, 4500 Millridge Parkway, Midlothian, VA 23112. Directors Charlie Davis, Bob Friedel, Bob Gregory, Frances Hillman, Ann Hunt, Tony Nardella, and Greg Pearson, Acting General Manager Al Raimo, and Recorder Judy Agee were present.
2. Director Hillman led the meeting with the Pledge of Allegiance.
3. Approval of Agenda
MOTION: Second Vice-President Gregory moved to approve the Agenda.
MOTION SECONDED: Director Hillman
MOTION CARRIED: Unanimously approved.
4. Presentation: USDA APHIS Wildlife Services – How to Deal with Geese Issues – President Davis introduced Jeffrey Rumbaugh, Staff Wildlife Biologist with U.S. Department of Agriculture, Animal and Plant Health Inspection Service (USDA APHIS), who gave a presentation on control methods to help address the Canada geese problems Brandermill has experienced. Mr. Rumbaugh stressed the need to consider regulation to enforce not feeding the geese and to post signs “DO NOT FEED THE GEESE” as the most practical and humane way to ensure the geese will find another area to gather. He also mentioned other methods to consider that would include habitat management relocation and population reduction management to help reduce the geese population.
First Vice-President Pearson asked if adding chicken wire around the edge of the reservoir would require permission from any agencies and inquired about the use of drones. Mr. Rumbaugh advised checking with the county policies regarding the shoreline buffer area and advised against the use of drones to control the geese population.
Director Hunt advised that local ordinances control the use of firearms near roads and dwellings, thus limiting hunting as a potential population control measure in Brandermill.
President Davis asked if there is a population number in a specific area which might “trigger” the USDA to become involved in capturing the geese. Mr. Rumbaugh responded that upon request his agency would need to perform an on-site visit, document the problems and the non-lethal wildlife management methods attempted by neighbors.
Mr. Rumbaugh noted that Virginia does require property owners to obtain permits for use of air rifles and cross bows but does not recommend this as a method of control the geese population.
President Davis concluded the presentation and discussion, and noted the BCA would need to set up its education program to ensure that people do not feed the geese, and encouraged residents to contact the BCA Board for follow-up on specific geese control situations.
5. Consideration of Minutes for Meeting of September 6, 2016
MOTION: First Vice-President Pearson moved to approve the Minutes of the Board of Directors Meeting of September 6, 2016.
MOTION SECONDED: Second Vice-President Gregory

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MOTION CARRIED: Unanimously approved.

6. Consideration of Minutes for Meeting of September 8, 2016

MOTION: First Vice-President Pearson moved to approve the Minutes of the Board of Directors Special Meeting of September 8, 2016.

MOTION SECONDED: President Davis

MOTION CARRIED: Unanimously approved.

7. Member Voice -- Erin Collins (Oak Springs) and the NRC representative for that neighborhood stated she was uncomfortable with the indirect way she heard about the possibility of removing the dock at Waterside Park, and that more effort needs to be made to communicate these type of issues to residents. She stated she does not want the dock removed and expressed her concern that the playground needs better equipment.

- Sallie Kirchhoff (Oak Springs) expressed her concern about the proposed efforts to reduce the size of the Waterside Dock and would like the dock to be maintained in its current state. She presented the board with a poster-size picture of all residents who showed up Sunday afternoon at the dock in support of keeping the dock as is.

- Greg Epps (Oak Springs) said he visited the dock at least 3 – 6 times per week, that the dock did not appear to have any safety issues, and addressed his concern that the board “not take our deck.”

- A.J. Mojaddidi (Oak Springs) indicated there did not appear to any safety issues with the dock and that it added value to the homes in Brandermill.

- John Bennett (Oak Springs) reported that residents love the dock especially with its wonderful sunsets, that he knew of someone who got married on the dock, and that the dock represented a great amenity that should not be altered. He offered his help as a civil engineer and stated there appears to be no safety issues with the dock, and that the county needs to address the silted condition of the reservoir in this location.

- John Ennis and Ruth Brown (Whispering Oaks), along with their baby, shared a picture of their wedding day as the couple was married on the dock at Waterside Park. They requested that the dock not be altered which would give their child a chance to enjoy the dock as so many others have.

- Susan Smith (Cove Ridge) indicated her desire to see the Waterside Dock maintained as is as she and her husband appreciate and use it regularly. She reported the large amounts of hydrilla in this area of the reservoir was due to the lack of carp because of the netting used to section off the reservoir during the Genito Road bridge replacement project in the spring and summer of 2016. She has noticed more carp are back in this area after the bridge construction and there is now increased activity by the carp eating the hydrilla.

Treasurer Friedel thanked the residents for concerns they expressed about the issues of Waterside dock and playground issues. He noted it was recommended in the budget process that repair work was to be accomplished but after an on-site review by himself, Finance Committee Chair Cardea and staff, it was felt the existing structure would be better served by removing a portion of the dock. He was pleased with the response from residents this evening and the overwhelming support the dock had received. He provided

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assurance that all spending decisions are given the highest scrutiny before being approved.

-Jeanne Puricelli (Shadow Ridge) expressed her concerns about the proposed Waterford Adventure Park, and she thought that the 55db allowance was not in keeping with other county approved projects and the DB level should be set at no more than 50. She said she didn't understand why the Board endorsed the project since this significant noise issue remained. She questioned the legality of the Special Board Meeting with the developer, which was announced only 27 hours prior to being held on September 8, which is contrary to state statute as not enough notice was given.

8. Reports

- A. President – President Davis responded to Ms. Puricelli's portion of Member Voice. He noted that the Board was satisfied with the developers' proffers on the entire package. He noted the noise, traffic and water quality controls had risen to the level that ensured the concerns of Brandermill residents were addressed properly for this project, which is located outside of Brandermill. Mr. Davis noted the location of the project was already zoned for 2 of the 3 uses and the the Planning Commission would determine if the third uses was acceptable. Davis informed the meeting attendees that the Association had received a written opinion indicating, for various reasons, that the special meeting was not contrary to the statute, and the Association was not in violation of the law. Mr. Davis offered to convey the opinion to Ms. Puricelli on Tuesday if she desired.
- B. First Vice-President – First Vice-President Pearson provided an update on the General Manager search stating that the candidate pool started at 98 and is now down to 5. The schedule for interviews will be determined at an executive session-only meeting of the Board to be held on Wednesday, October 5 at 4 PM at the BCA office. He reported the Communications & Marketing Committee meeting will be held on Thursday, October 6 at 4:00 PM in the BCA conference room.
- C. Treasurer – Treasurer Friedel noted the financial reports are provided in the Board package. Dr. Friedel explained the 5 point objective of the BCA budget preparation:
1. Contribute and maintain a prudent level of reserve funds.
 2. Invest reserve funds to optimize and balance the ROI and safety.
 3. Prioritize and maintain basic infrastructure of the community.
 4. Prioritize and maintain recreational amenities.
 5. Invest in new projects and programs when the reserve fund permits.
- D. Members of the Board – There were no reports.
- E. Acting General Manager – Acting General Manager Raimo reported that when the Maintenance crews have completed Harbour Pointe residential brush pickup, they will conduct open space cleanup in Harbour Pointe neighborhoods. They will start street sign cleaning and noted the paving of areas at the Harbour Pointe clubhouse/pool are scheduled to be completed this week.

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F. Committees - Appointments, Reports, and Requested Board Action -

MOTION: Director Hunt moved to appoint Don Blom as a voting member of the Community Services Committee, for a 3-year term.

MOTION SECONDED: First Vice-President Pearson

MOTION CARRIED: Unanimously

9. Discussion - 2017 Budget Recommendations -Finance Committee Chair, Dr. John Cardea, led the group through a presentation that highlighted Finance Committee suggestions for the proposed 2017 Budget: enhanced revenue opportunities, a 5% assessment increase, Pool Membership and Storage Lot fee increases, cost savings recommendations including Pool and Landscape Contracting expenses, eliminating the yearly stipend to the swim team, eliminating the fireworks display and necessary security for the 4th of July, eliminating the fee to pay an outside firm to count the annual election ballots, and removing the contingency operating fund.

Director Hillman had a series of questions regarding proposed amounts of revenue and expense items that Acting General Manager Raimo and Chair Cardea answered, and those not answered will be responded to Director Hillman on Tuesday.

10. Vote to Amend Self -Help Policy - President Davis reported the Self-Help Policy was originally approved in 2012 which provided for the Board to take correction action on a residential lot that is out of compliance with the covenants by giving the owner 30 days written notice before entering the lot. The proposed amended version allows the Board to take corrective action by giving the owner 14 days written notice before entering the lot.

MOTION: President Davis moved to approve the change to the Self-Help Policy as shown on page #3, paragraph 1. Authority to Take Corrective Action, by removing the 30 day provision and substituting the 14 day provision.

MOTION SECONDED: First Vice President Pearson

APPROVED: Unanimously

11. Executive Session

MOTION: Director Nardella 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: First Vice President Pearson

MOTION CARRIED: Unanimously approved.

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

13. Adjournment - President Davis adjourned the meeting at 11:00 PM.

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Submitted by:

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

Alexander Raimo
Acting General Manager/Secretary
Brandermill Community Assoc., Inc.