

BRANDERMILL COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
January 17, 2017

1. Call Board Meeting to Order - The January 17, 2017 BCA Board of Directors Meeting was called to order by President Charlie Davis at 7:00 PM at Harbour Pointe Clubhouse, 5710 Promontory Pointe Road, Midlothian, VA 23112. Directors Charlie Davis, Bob Friedel, Bob Gregory, Frances Hillman, Ann Hunt, Tony Nardella, and Greg Pearson, General Manager Cynthia Wright, and Recorder Judy Agee were present.
2. Director Nardella led the meeting with the Pledge of Allegiance.
3. Approval of Agenda
MOTION: Treasurer Friedel moved to approve the Agenda.
MOTION SECONDED: Director Davis
MOTION CARRIED: Unanimously approved.
4. Consideration of Minutes for Meeting of December 5, 2016
MOTION: Second Vice-President Gregory moved to approve the Minutes of the Board of Directors Meeting of December 5, 2016, as amended.
MOTION SECONDED: Director Hillman
MOTION CARRIED: Unanimously approved.
5. Member Voice - John Borden (Bayport Landing) emphasized that roughly 80% of Brandermill residents do not belong to the pools and only 20% purchased pool memberships in 2016. He noted his concern about the high pool costs paid by all members through their assessments for the operation, maintenance and repairs to keep the pools functional and that he is opposed to increasing assessments to achieve universal pool access. He asked the board when the pools actually made money and Director Pearson responded that from 2006 to 2011 the pools were profitable with the exception of two years when the losses were minimal.
-Jason Livingston (Litchfield Bluff and Long Shadow) informed the board that he is a long-time supporter of universal pool access (UPA). He noted that radical changes to the pool fee structure were adopted three years ago with the purpose of cutting pool user fees and doubling the number of users, which did not result in an increase in pool memberships. He stated his disappointment that the board is not considering UPA as an option to fund the pool operations and maintenance. He noted that raising resident assessment fees by \$75.00 per year would sustain the pools while still allowing for non-resident memberships.
-Mamie McNeal (Planter's Wood) and NRC Chair requested that the minutes from the November NRC meeting be returned to the website, and commented on her position as the NRC Chair and reporting on committee activity.
6. Reports
 - A. President - President Davis welcomed new BCA General Manager Cynthia Wright.
 - B. First Vice-President - First Vice-President Pearson discussed the recommendation of the Communications and Marketing Committee to transition from our current website provider to ForwardPass.

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MOTION: First Vice-President Pearson moved to accept the Communications & Marketing Committee's recommendation to migrate the current website to the ForwardPass platform.

MOTION SECONDED: Director Hunt

AMENDED MOTION: Treasurer Friedel moved to have the Finance Committee review the website financials before approval.

AMENDED MOTION SECONDED: No second – the amended motion did not carry.

MOTION CARRIED: President Davis and Directors Gregory, Hillman, Hunt, Nardella and Pearson approved. Treasurer Friedel opposed.

Director Gregory commended First Vice-President Pearson for the efforts of the Communications & Marketing Committee, which will be the lead contact for the web design. Pearson noted the new website would follow a template created by ForwardPass and its layout would be similar to Woodlake's website.

- C. Treasurer – Treasurer Friedel commented that we now have a new, highly qualified and experienced General Manager, Cynthia Wright. He also commended the efforts of the Communications & Marketing Committee on the progress with the website. Treasurer Friedel reported on the status of the pools stating that two of the three pools are in disrepair and are unusable, offering that the Finance Committee will look at this situation to determine the long-range plans for all three pools.
- D. Members of the Board – Director Gregory reported as a result of his meeting with Brandermill Country Club management, a joint effort with the BCA Maintenance staff to clean up the area starting at Fairway #1 along Brandermill Parkway would be completed by March 1. Cleanup will include limbing up trees and removing dead trees in order to improve the appearance of that area.
- Director Gregory also thanked First Vice-President Pearson for his leadership and hard work in searching for a new General Manager, and Directors Friedel and Hillman voiced their concurrence.
- Director Hillman commented that relative to the board's previous discussion of the Self-Help Policy being applicable to all properties, the policy was originally proposed to the board as applying only to foreclosed and abandoned properties. President Davis stated more clarification on the Self-Help Policy is forthcoming.
- E. General Manager – General Manager Cynthia Wright reported she has been on the job for two weeks and has found the staff to be helpful and cooperative. She noted staff department heads will submit to her weekly reports which will enable her to compile a monthly activity report to the board and community.
7. Future of Brandermill Pools – President Davis invited residents to attend the January 18 joint meeting of the Finance and Community Services Committees to give input regarding the future of the pools, allowing the board to review their options for action at the

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February 6 board meeting.

8. Executive Session

MOTION: Director Hillman 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.

9. Return to Open Session – There was no action taken.

10. Adjournment - President Davis adjourned the meeting at 10:30 PM.

Submitted by:

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

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