

Baynard Park Board of Directors Meeting
6:00 (Virtual-Go To Meeting)
Minutes
October 14, 2020

Meeting Called to at 6:02 PM VIA Go-To Meeting from The Pleasant Point Pavilion by Paul Hoyte

Present: Paul Hoyte, Gary Fejes, Chris Goodman, Jim Rogers, Susan Bonner, Kent Eddy (ASM), Carrie Murphy (ASM)

Financials: Gary Fejes- September Financials: Key points of interest:

- End of September Balance Sheet shows \$108,657 in Operating Cash and \$584,370 in Cash Reserves for a total asset balance of \$693,027
- YTD we are \$11,848 over budget in our operating account, mainly caused by:
 - \$8,251 for final payment of Entry Fountain (may be re-classed to CapEx pending further discussion)
 - \$6,016 for payment of Pool Monitors (not budgeted for in 2020)
- Gate income was \$2,176 for the month and \$31,951 YTD.
- Through September, we have spent approximately 77% of our full year operating budget.
- Operating Expense budget for 2021 was reviewed again. It can be found on our Baynard Park Website.
- ☐ Current contracts with vendors reviewed: almost all are fixed price; we have one rebate contract (Hargray) and one escalating contract (ASM).

Update from ASM:

Kent Eddy took the opportunity to make a change in order to support the community and the Rec. Association by taking over the management of Baynard Park and the Recreation Committee. Judy Mason will continue to work with Smart Webs while in the ASM office. Carrie Murphy and Kerri Cogen will also be involved in aspects of the Community. All can be contacted at the ASM office via telephone or email.

Action Items/Old Business

Dominion Gas Update: Chris Goodman – A meeting was held on Oct. 8 with three Dominion Energy officers. All Baynard properties who would be receiving gas were walked. On Oct. 12th a second walk was done to determine meter placement and gas line placement for each resident's home. Work began on Monday, October 12th and they have accomplished a lot of work as of today. They are moving very fast and may complete this phase by this Friday. The next important item would be for the residents who contracted to contact their plumbers to make the connection to the gas. This will have to be done prior to the gas meter installation. The City may be needed as a contact for more complicated installations. If you do not connect in a timely manner (60 days) there will be a \$700 penalty if an appliance has not been connected within this 60-day window. Chris Goodman is pleased with the re-landscaping of the properties where they have lifted sod etc. Next Friday there will be a solicitation for those

residents on Bainbridge from the pool area to Stony point. If those residents would like gas service, then they should get in touch with Chris Goodman in Baynard or Jake Baker at Dominion Energy. Written solicitations will be going out to those homes in this next phase. The streets have not been torn up and the landscape items are being repaired. If you have concerns regarding this, please contact Jake Baker or Chris Goodman to get these repairs completed.

Security Update:

Gate Arms: Arms have been ordered for the community. They have been received and are being tested off site to make sure they are in working order prior to installation. Next Monday we will be conducting a review with the installation company about the project with a focus on what impact this new system will have on the current Door King System in place.

RFID Tags: This will be primary means of access. These tags and the new system will prevent piggybacking into the Community. Residents are advised to make sure current RFID tags are working. This can be accomplished by driving through the entrance before 7 AM or after 7 PM and on Sundays when the gates are closed. You will need to turn in your faulty tag(s) to obtain a new tag(s). We will be setting up a date for the new RFIDs at the pool. In the meantime, they may be obtained at the ASM office. An email blast will follow outlining all details. The Door King System in place will support the 4-digit code you were given in the event your RFID fails.

Lagoon Health-Gary Fejes: We have prioritized the lagoon repairs by state of seriousness. Quality Lakes has provided a quote for repairs of lagoons 3,4 & 6. We have met with two additional contractors but have not yet received any pricing. We are scheduled to meet with one additional contractor this week. Additional site visits will be required to ensure repair methodology is acceptable by all parties prior to any work being initiated. We will look at final pricing and meet with each contractor. Board will need to determine if this is an OPEX or CAPX project and whether any of these projects can begin this year or next. We also wanted to reach out to the community to see if there is any interest in residents who would like to volunteer to be on a Lagoon Committee. This will be a significant expense to the community and the Board would welcome input relative to this project.

New Business:

Upcoming Election of 2021 Officers

Voting Process: An overview discussion regarding the annual meeting and election of officers as given. Thursday Nov. 19th at 6:00 pm will be the Annual Virtual Meeting due to COVID. After tonight's meeting we will be refining the virtual meeting process. The link for the meeting and all information will soon be distributed via a mailed packet as well as on the website.

Packet contents: Meeting Notice, agenda, minutes from last annual meeting, resumes of candidates, current financials (as of the date printing of the packet), ballot, and proxy. You will be able to vote online. The ballot online is very much the same as the printed ballot. The printed ballot should be mailed to ASM. Remember-1 vote per household for each open position. 2 Candidates have submitted their resumes: Jim Rogers and Liza Ryan

Meet the Candidates:

Jim Rogers: Reviewed his background-7 years in the community and his history on the Board. (Further info can be found in the resume)

Liza Ryan: Introduced herself – moved here in Nov. from Calif. And gave a brief overview of her experience. (Further info can be found in the resume)

Walkway & Sidewalk Expansions:

We have received several quotes from vendors and will be reviewing them shortly.

Committees:

An overview was given regarding Board Committees to more closely link the community residents to the Board for a better mode of interaction. Anyone considering sitting on a committee should reach out to the Board via email at board@baynardpark.org
Communications, Welcome, Advisory, Lagoon, Other

Questions and Answers:

Is there a plan for gas lines to Greatwood Drive? Currently there is no plan to introduce gas to Greatwood. If there is interest, it can be accomplished. The gas company will extend existing lines. There is gas on Bainbridge near Rosewood Lane. If we have 60% of people within 1000 ft. of the line, we could run gas to Greatwood, but 60% of homes on Bainbridge would need to take the gas then extend to Greatwood again with 60% on Greatwood for each 1000 feet of pipe. It is possible. We can solicit along Bainbridge to see who wants gas. If we get a good response, then we can talk to Dominion. Chris will survey Greatwood and Bainbridge for the gas install interest.

Will there be a minimum monthly fee if you do not use a lot of gas? This will have to be looked into.

Is there a plan to get gas on Rosewood? Rosewood currently has gas. You will need to contact Dominion to hook up.

Over watering and water running down the curb is a lot of money. Can we look at reducing the overwatering up front? The water up front comes from a natural well installed by Pulte. There is no water charge for that area.

What about a Website Committee? This would be part of the Communications Committee. Email your interest.

Will there be any improvement to front entrance landscaping and lighting? Landscaping is on the fall rotation for approx. Nov. 1st through Harmon Landscaping. Lighting will be looked into as needed.

7:00 Paul Hoyte made a motion to adjourn the meeting. Chris Goodman second. All in favor. Motion carried.

