

Stoney Glen South Association Board Monthly Meeting Minutes

P.O. Box 2356
Chester, VA 23831
Web: www.stoneyglensouth.org

MEETING CALLED BY: SGS Association Board President
TYPE OF MEETING: Monthly Meeting
DATE: Tuesday, October 22, 2019
TIME: 7:00pm
LOCATION: Carver Middle School Library

Board of Directors (BOD) and Associated Officers
President, John Racer
Vice President, Angela Mancipe
Chair, Community Relations, Vacant
Treasurer, Michael Forinash
Recording Secretary, Edna Willis
Correspondence Secretary, Cicely Crooks
Chair, Maintenance; Director-at-Large, Edward Burgos,
Chair, ARB; Director-at-Large, John Racer
Chair Neighborhood Watch Committee, George Mancipe
Chair, Landscape Committee, Jon Ward

I. MEETING CALLED TO ORDER

John Racer

Meeting was called to order by the President, John Racer at 7:11 pm. Edna Willis and Ed Burgos were not present. John Racer, Angela Mancipe, Cicely Crooks and Mike Forinash, from the board were in attendance. Committee chairpersons, Jon Ward and George Mancipe were present.

II. MEETING MINUTES

All

Minutes from the September meeting were not available for approval. The board plans to review via email once sent by the recording secretary.

III. COMMITTEE AND REPRESENTATIVE REPORTS

A. Treasury Report and Update

Michael Forinash

Discussed profit and loss and balance sheet were presented and discussed.

Preliminary budget for 2020 was handed out to the board members. Mike requested that board members come to the November meeting with questions and recommendations on what should be added for the 2020 budget. The final budget will be approved at the annual meeting in February 2020.

There was a question about what were the petty cash amounts used for. It was stated that that money was used for office supplies, stamps, etc.

B. Community Relations

Angela Mancipe

Halloween Event Discussion: There were some concerns about using the violations and fines list to disqualify children from homes in which fines had not been paid up to date. John Racer was not in agreement on utilizing neighborhood funds for children of homes in which currently have outstanding debts. There were concerns discussed about penalizing the children for issues that their parents need to address. This is a child's event. If cash (gift cards) are not given out, then the funds that have been approved can be utilized for all children. Neighbors at the meeting suggested receiving donations from the neighborhood to allow all children to be able to participate.

Ed Burgos is following up on getting lights installed at the playground.

C. Architectural Review Board (ARB)

John Racer

3 outstanding applications
1 application was approved
52 new violations

D. Correspondence Secretary

Cicely Crooks

Printed newsletter coming out in November to stay on quarterly frequency

E. Maintenance

Edward Burgos

No report

F. Neighborhood Watch/Block Captains

George Mancipe

September was the lowest call month of the year thus far. George confirmed that Stoney Glen South does not have the neighborhood watch designation for Chesterfield County. This would require a petition of 60% of the neighborhood to agree that a Neighborhood Watch should be formed. There is a plan to coordinate receiving signatures for the petition when the newsletters are distributed.

G. Landscaping

Jon Ward

Notification was received from the county in reference to the playground construction debris that was placed near the retention pond. Ed Burgos and Jon Ward completed the playground construction debris clean up on Saturday, October 19, 2019. John Racer advised that we should wait for the county re-inspect to confirm satisfying the requirements of the violation.

Kenney's notified John Racer that there were several sprinkler heads, main header, and electrical wiring damaged as a result of the installation of the playground. The footprint of the playground was changed, thus causing several sprinkler heads to be removed. A second estimate was completed to reconfirm Kenney's findings. It was determined from the second estimate that the community should winterize the sprinkler system for this year and determine what level of "damage" needs to be corrected in the spring. At the moment, the 2nd estimator did not determine that any wiring needed to be replaced.

IV. OLD BUSINESS:

John Racer

Court cases approach: There are still quite a few homes in which have not paid dues within years. In order to recoup these funds the board needs to decide if placing liens on the properties will push for a repayment. There is over \$19,000 unpaid dues. The decision to place liens on the properties could cost approximately \$1,200-\$1,500 per lien in court and attorney fees. Cicely requested that we get a cost estimate on retrieving these fees to ensure that the timing of going forward with the liens makes sense. Budgeting begins next month for 2020 and this information would be needed in order to finalize the budget.

Director-at-large/ ARB role: There was discussion on whether or not the 2 candidates met with John Racer at the conclusion of the September meeting to ensure that they were clear on the roles and responsibilities of the position. This was discussed in the September meeting to allow for the 2 candidates to receive an inside look before making a commitment to the role. Due to the fact that John Racer and the candidates did not meet after the meeting in September, no vote took place.

Timsbury Pointe: VDOT approval is needed in order to cut the grass at the left of the Timsbury Point entrance. A permit will need to be in place in order to cut this portion of the grass ongoing. Kim Tucker, Timsbury Point neighbor, wanted Jon Ward to follow up to see how often Kenney's should be cutting the grass between Timsbury Point and Baltustrol as it did not seem to be getting cut at the right frequency. It was requested that Jon Ward to follow up with Kenney's to set a standard date to ensure that the grass is being cut according to the contract.

Timsbury Point Entrance Sign: Currently there is physically no way to supply water and electricity to the signage area. A project would have to be completed in order to supply water and electricity to this area. The owner of the property in which the sign sits stated that they have mentioned to a board member for the HOA to make an offer to purchase that land from the homeowner so that the work could be completed. No vote was completed as a result of the request. John Racer stated that he would conduct some research on what was done in the past to see how far we could get with being able to supply water and electricity to this area. John asked the Timsbury point neighbors which item would be a priority, to get water and electricity or to receive a new sign to replicate the Stoney Glen South sign (Timsbury Point is a part of Stoney Glen South) and replacing the current Timsbury Point sign. The Timsbury Point neighbors stated that getting water and electricity to the current sign would be priority. This question was asked due to the fact that the work to get these items completed would cost in excess of approximately \$10,000-\$18,000. We need at least 2 more estimates for the replication of the Stoney Glen South signage as the original quote seemed to be a little high. The current estimate is approximately \$18,000.

V. NEW BUSINESS:

John Racer

None

VI. NEXT MEETING:

2nd Thursday, November 14, 2019, 7:00 pm Carver Middle Library
2nd Thursday, December 12, 2019, 7:00pm, Carver Middle Library
2nd Thursday, January 9, 2020, 7:00pm, TBD

VII. ADJOURN MEETING

John Racer

Meeting adjourned at 9:06PM.

Cicely Crooks for Edna Willis
Board Recording Secretary

October 22, 2019
Date