



- Pool Maintenance: Proposal from Douglas Aquatics for winter maintenance included in Board packet. Requests for proposals for annual contract have been sent to 10 vendors.
- Email Issues: None received.
- Violations/Inspections: Violation letters were sent for the following discrepancies – one for a trailer parked alongside a residence, two for lawn maintenance, and one for a lack of screening plants in front of an installed fence.
- Current Contract Status
  - Insurance 2/08
  - Pool 5/26/07 – 9/16/07
  - Landscape Maintenance 1/08
  - Lake and Pond Maintenance 8/07
  - Web Technologies (No end date.)
  - UPA 2/11 [Automatically renews for 5 years unless challenged.]
- New Manager Assigned: Mr. Leslie reports that this will be his last meeting as Kempton Park UPA Representative. The new manager is Ms. Tiffani Lucas and her phone extension is 402. (Mr. Bailey will submit a web site update.) [NOTE: According to Mr. Leslie, the Board should have received a letter about the new manager. Members present had not received notice.]

**1925 – Unfinished Business:** [NOTE: There will not be a formal Executive Session held since no residents are in attendance.]

- Web Site [Board Issue]: The owner of the .org site has still not added a link to his site as requested last month. Ms. Hendricks will speak with him. Also, Yahoo and Google searches still do not yield a link to our new site on the first several pages. As there are other Kempton Park subdivisions as well as the race track, it's unlikely that we'll get a top result unless the .org site is closed.
- Pond #1 Aerator [Board Issue]: Mr. Bailey forwarded a synopsis of entries from meeting minutes covering this issue between Apr 06 and Present on Sept 15. Issue was discussed and is recapped here for clarity:
  - Pond #1:
    - Power Line Track: Access from Highland Greens was approved.
    - Meter Base and Aerator: Relay Electric has completed installation and the City inspection is done.
    - Power Line Installation: Although they have the approved route, Dominion Power has not provided an estimate for the run. When the estimate is received, installation can be scheduled. [NOTE: We never received repayment from the initial estimate of \$ 1,980.91 that was approved and paid in June 2006.]
  - Pond #2: Access from behind 3022 Kempton Park Rd.
    - Power Line Track: A meeting was held on August 21 with all concerned parties – Relay Electric, Dominion Power, all three residents and Mr. Leslie. Routes were measured for both a front and rear path to the pond from the power source. Residents did not seem to like the front approach since it meant drilling under driveways. The rear approach would be longer. When Dominion Power provides estimates for the two runs, it will also provide easement letters to the residents. Once we know which path the residents agree to, we will be able to provide payment and schedule installation.

- Meter Base and Aerator: Relay Electric has the equipment but the location of the meter base depends on the approved route.
  - Power Line Installation: Depends on the approved track.
- In-Ground Pool Installation at 3507 Fontwell Ct: [Board Issue] The bill has been paid. Issue Closed
- Pool Issues: [Board Issues]
  - Breaker Box Repair: Upgraded breaker was installed and payment was made.
  - Pump Replacement: New pump was installed and payment was made. We will pursue reimbursement from the company that rebuilt the last pump. Douglas Aquatics will assist as needed.
  - Off-Season Pool Repairs: Multiple solicitations out. There have been two callbacks and we are waiting for estimates on cost and advice as to whether total resealing is considered necessary.
  - Pool Maintenance Contract: A letter was sent from the Board to Douglas Aquatics this month reflecting the dissatisfaction with their service this summer as well as our desire to use another company next year. We received an email back from Susan Edmonds including an apology for the difficulties and an appreciation for our business and comments. Mr. Leslie has solicited proposals for next year but there have been no responses so far. This week, Douglas Aquatics closed the pool – covered the pool and stacked the furniture in the cabana. As mentioned in the Manager’s Report, a winter contract proposal was received from Douglas Aquatics for work from September – May at \$1,560. Discussed the need for winter care and the fact that the extent depended on whether the pool would be emptied for repairs. Decided to table further consideration until the next meeting.
- Community Yard Sale Sign: [Board Issue] As noted in the Manager’s Report.
- Snake Signs for Ponds: [Board Issue] As noted in the Manager’s Report. Issue Closed
- Discrepancy Resolution/ Handing of Delinquencies: [UPA Issue] As noted in the Manager’s Report with details included in the Board packet.

#### **1945 – New Business:**

- Reimbursement Issues: There have been problems in the past with Board members receiving prompt payment for expenditures incurred for the Association. Mr. Leslie explained how reimbursement is made. When receipts are presented to UPA, a voucher is prepared and sent by courier twice weekly to the Virginia Beach office for processing. Checks are cut on the 5<sup>th</sup>, 10<sup>th</sup> and 30<sup>th</sup>. When done, the checks are forwarded back to Suffolk where they can be picked up or delivered. Recent delays in payment were due to miscommunication between Mr. Leslie and those receiving payment. This being the case it is felt that the Board should consider reimbursement as an action item until complete. Status of recent vouchers are:
  - Garbage Can Purchase: [Board Issue] Ms. Crawford received payment for purchase of three cans for the pool.
  - Garage Sale: [Board Issue] Ms. Hendricks received payment for advertising costs.
- Pond Maintenance: As noted in the Manager’s Report, received a proposal from Stormwater Pond Management (our current vendor) for annual maintenance at \$305; a 10% increase over last year. No other estimates were solicited or received.
- 2008 Budget: As noted in the Manager’s Report, Mr. Leslie included a budget proposal that raises the annual amount from \$131,856 to \$141,056. This would require raising monthly association dues \$2.86. The major reason was an expectation of a large expenditure for off-

season pool repairs which would decrease our Reserve Funds. Discussed the issue but the three members present felt that a special meeting should be held when all members could be present and we could take the time to focus on line item expenditures. Ms. Hendricks will send an email to the President and work with him to arrange a budget meeting.

- **Issue Decisions:**

- Pond Maintenance: A motion was made and passed to approve the proposal from Stormwater Pond Management for \$305.

- **Action Pending for Next Meeting:**

- Web Site: Mr. Bailey will submit the new manager information to the web master. Ms. Hendricks will discuss the .org site with the owner.
- Pond Aerators: UPA will track progress with Dominion Power and Relay Electric.
- Pool Maintenance: UPA will track estimates.
- 2008 Budget: Ms. Hendricks will email Mr. Laffoon to arrange a budget meeting.

2015 – A Budget Meeting will be scheduled by the President. The next monthly Board meeting will be Thursday, October 18, 2007 at Fire Station No. 5 on Bridge Rd.

2015 - Board of Directors Meeting adjourned.

Submitted By: R. E. Bailey