

# 2022-03-28 FVCA Regular Board of Directors Meeting

Monday, March 28, 2022

7:26 PM

## Agenda

### Call to Order

### Approval of Minutes - Deal

### Treasurer Report - Branch

### Architectural Committee Reports - Aburubia/Hill

### Advisory Committee Reports

#### Community Facilities - Hill

#### Parks and Maintenance - Hill

Swim Team Update and Budget Presentation - Swim Team Directors

#### TIRZ 17 - Dunson

#### Memorial Super Neighborhood - Bonnin

#### Social - Szema

Easter Party

#### Website - Bentaleef

#### Capital Improvement - Zoch

### New Business

Vote on approving the 2022 Swim Team Budget

Discuss pool equipment repairs: preventive vs. reactive

Discuss card acceptance at the pool for the swim team and concessions and potential Best Fit accounting implications

Voting to approve scanning of historical ACC documents, currently on paper

Vote on acquiring a replacement defibrillator.

## Meeting Adjourn

## Attendees

Alexander Rosca, Lindsay Deal, Kyle Hill, Dan Zoch, Michael Ferrier, Andy Bonnin, Natalia Branch, Fletcher Dunson, Charles Strum

### Call to Order

7:27 PM - Fonn Villas Swim Facilities

### Approval of Minutes - Deal

Ferrier motion to **approve Feburary minutes as posted on the neighborhood website**, Rosca seconded, **approved**

### Treasurer Report - Branch

Maintenance Fund

YTD Revenue is right on budget (\$80K), with Feb revenue mostly from late dues payments.

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Drafted by: *Lindsay Deal*

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Expenses are \$1000 below the budget, equal to \$4.3K with the biggest categories of DR Enforcement, landscaping, Legal and accounting administration.

## Pool/Facilities:

Revenue is tracking slightly above budget at \$115K

Expenses are right on budget at \$9K with the biggest categories of pool maintenance, landscaping, water and accounting administration.

Expect to receive late payments over the next couple months

Pool - revenue above budget, expenses on budget

## Architectural Committee Report - Aburubia

Written report attached

## Advisory Committee Reports

### Community Facilities - Hill

New Slide

Need to buy new rules signs (diving board, slides and front gate ~\$1300)

Cleaning and preparing for the new season

Currently charging \$550 for outside members for entire family for the summer

Some concern about keeping on the lifeguards for operational improvement, need higher touch from the board

Last year we added a \$1000 cleaning service for a weekly service to mop etc on Monday

Need to buy 6 tables - been looking at Sam's or Costco potentially looking at cast aluminum, currently budgeted for this season, at least 5 years since the tables have been replaced

Swim Team - registration starts online on April 1

Projected income \$28K, cut back on Splash Day and End of Season parties are fully paid for by the registration fees

Raised the fees last year \$215/swimmer, raised non-resident fee from \$225 to \$250, increased the rates for 2nd and 3rd children

Sweetwater agreed to change the contract from April 1st to May 1st, anticipated price increase of 5% but maybe higher since they are also advertising a 10% increase in labor cost

Cut the evening hours and hours in September to remain within budget - to be discussed at the next board meeting

### Parks and Maintenance - Hill

New flag for the flagpole - planning to install shortly

### TIRZ 17 - Dunson

Memorial Drive Project 72% complete, slight supply chain delay

Change order for supply cost escalation complete

Anticipated a Q3 completion

Re-Budgeting the portion to Gessner

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Town Center 2 development across the street from BoA (empty lot between offices and strip center) awarded, heavy civil work not yet awarded but anticipating starting Q2  
Crème de la Crème area is going through a redesign due to escalating cost, likely to start next year, potentially a multi-family facility  
Begninus drainage project almost complete and currently having problems on the residential lot for staging  
Potential underground detention by the sports fields  
Strip center with Orange Theory potential for multi-family homes, no current timeline  
Should assume all the new development will be vertical

## **Memorial Super Neighborhood - Bonnin, Deal**

Introduced County Commissioner, State Representative  
Crime discussion - lock car doors and hide visible stuff  
Outlier violent crimes, no major patterns in escalated crimes  
[Minutes from Feb 28 Meeting](#)

## **Security Committee - Ferrier**

No report

## **Social - Szema**

Easter party being planned for April 10

## **Website - Bentaleef**

Fix the Swimtopia website, league schedules and setups for the heats, etc  
Allows for payment, credit cards fees 3% and ACH payments  
Cost for Accounting Firm to process check  
Trying to figure out the best way accept charges  
Swimtopia fee \$300 + \$2/swimmer for the Swimtopia software  
\$8/swimmer toward the league  
Splash Day May 1st, Dominoes donates pizza

## **Capital Improvement - Zoch**

Focus on pre-season improvements for the next couple weeks for the area (basketball goals, etc)

Only one response to the RFP, 1 firm declined to bid, 1 firm willing to bid for a smaller-scale

We will not open the sealed proposal and committee is rethinking proposal

Original scope - redesign the layout of the property and footprint of the pools, site plan and rendering

Potentially scaling down the work for a layout/site plan and building rendering, some questions about how the phasing of the plan work

Have to address the desking and coping of the pool, currently we are maintaining piecemeal, Walnut Bend (\$250K, plaster, decking, electrical during their last improvement)

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Concern that there is no appetite for assessments for large improvements and timing is bad due to building cost escalations

Unclear how to pay for building - potential need for a \$3000 per household to cover that cost and how to gage buy-in

## New Business

Vote on approving the 2022 Swim Team Budget

Rosca motioned to **approve the Swim Team budget as presented**, Ferrier seconded, **approved**

Pool equipment repairs: preventive vs. reactive

Complete diagnosis of what needs to be fixed pre-pool

Preventative \$9400 to have everything running

Sweetwater fixes things when they break

Attach the report to the minutes - areas of real concern

May be some obvious overlap between preventative measures and long lead items from

Sweetwater

Deal motioned to **table the preventative maintenance repair issue**, Hill seconded, **pass**

Discuss card acceptance at the pool for the swim team and concessions and potential Best Fit accounting implications

Credit card acceptance at the pool

Sarah Najed volunteer to serve as accountant for point of sale - looking for a point of sale system and estimate the cost of the system

Concern of cost from BestFit costs to process incoming cash

Cost of the Point of Sale system

Square cost \$0.10 + 2%, traditionally Kyle has paid 8% sales tax and we can file to not pay that

Have not cleared that BestFit will not charge us to use a POS system

Rosca to follow up with Best Fit

Voting to approve scanning of historical ACC documents, currently on paper

Used to be the officer of the board and architectural board is still responsible and defend any potential litigation

Association has to have control of records

Currently we have paper documents so the board has control of the historical documents

Thousands of architectural drawings, bulk of the cost

The city also has the architectural drawings

We have a quote for the documents capped at \$3000 to scan all the documents, separated by the address

How much do we want to keep?

Person who asks for a variance similar to those have approved in the past. We need to save the variance orders.

May not need to scan all the architectural drawings.

Requests to do things over years ago.

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Strum moves to **scan known documentation except for architectural drawings which are stored with the city permitting and can be accessed if needed**, Dunson seconds, **passes**

Vote on acquiring a replacement defibrillator

Call the grant people to see if the model that we need is in stock

If Sweetwater needs same model, we'll order the cheapest one

Ferrer motion to **approve the purchase of the new defibrillator for not more than \$1750**, Rosca seconds, **approved**

## Additional Business Introduced During the Meeting

Hill moves to **purchase the required new rules sign not exceeding \$1500**, Ferrier seconds, **approved**

We don't have a perimeter wall - no one owns it and wooden fences will replace it

Political signs up for 30 days before an election (state law is 90 days before and 10 days after)  
1 sign per lawn per candidate

Our rules are currently superseded by the state law

## Next Meeting

Monday, April 18th

## Adjourned

9:09PM

# Q1-2022 Architectural Standards Committee Update

## **Major Applications**

- Currently only two homes are under construction at 12626 Kingsride (new construction) and 12727 Trail Hollow (expansion). Both are pending As-Built drawings
- 12622 Rocky Meadow is a recently approved application for new construction. Work has not yet begun.
- Three homes have finalized construction with approved As-builts. 607 Lornmeade and 12702 Kingsride have had the deposits released. 626 Attingham is awaiting a release by the Board of Director
- 4 pool applications have been submitted. 602 Val Lena and 12634 Taylorcrest have been approved. 610 Bendwood Dr. and 12619 Trail Hollow are pending Stamped Engineering Drainage plans.
- 12639 Pebblebrook has finalized pool landscaping and provided as-builts drawings.

## **Minor Applications**

- Three driveways have been approved and work finalized to COH standard at 610 Bendwood, 611 Bendwood and 618 Lornmeade
- 3 other minor applications were approved for fence replacement at 12603 Vindon and front door replacement/paint at 12615 Kingsride and 635 Attingham.
- 1 application is pending approval for new siding/paint at 606 Val Lena
- 12707 Taylorcrest application for new siding paint was lost in the shuffle and was not reviewed after 35 days. It's review was expediated and approved just ahead of work beginning on March 28th.

## **Violations/Complaints**

- Hank Taylor, a neighbor of 35 years, notified the ASC on March 25th regarding the tree removal taking place at 12615 Barryknoll. I have written a letter summarizing the community guidelines and delivered it to the front door at 12615 Barryknoll on March 28, 2022. We are currently waiting on a response.