



McVitty Forest Condominium **Unit Owners Association**

HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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BOARD OF DIRECTORS MEETING

September 19, 2024

Pending Review/Approval at Next Board Meeting Held via Zoom

Board Members Present:	Candy Springer	President	(2024)
	John Frank	Vice President	(2025)
	Tony McDaniel	Treasurer	(2024)
	Rosalind Reynolds	Director	(2026)

Board Members Absent: None

Others Present:	Chrissy Greene	Association Manager
	Wally Braun	Owner
	Valerie Drinkwine	Owner
	David and Gail Dymm	Owner
	John and Ellie Ewald	Owners
	Debbie Hite	Owner
	Lois Laucella	Owner
	John Pearson	Owner
	Monika Wood	Owner
	David and Emily Wycoff	Owner

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all four board members in attendance. The meeting was called to order at 10:01 AM via Zoom.

II. APPROVAL OF MINUTES FROM PREVIOUS MEETING

A motion was made (Frank) and seconded (McDaniel) to waive the reading of the minutes from the July 18, 2024 board meeting minutes and accept them as written. Motion passed unanimously.

III. OWNERS FORUM

Monika Wood asked previously about having the minutes posted sooner. Management responded that this will be done in the future.

IV. REPORTS

A. Financial – Treasurer McDaniel presented financials through August 2024. Treasurer McDaniel reported on all invoices that were paid. The remaining credit on the 3025 water and sewer bill was used up in July. The water and sewer charges for July and August were: 3025 was \$1,405.56, 3040 was \$1,776.79, 3045 was \$2,271.63, 3050 was \$1,321.73 and 3060 was \$2,023.33. Regarding electricity charges for July and August: 3025 was \$1,003.53, 3040 was \$1,354.44, 3045 was \$1,526.81, 3050 was \$1,508.37 and 3060 was \$1,483.76. Irrigation was \$63.47. Fire protection was \$338.74. Gas expenses were \$65.17 at the pool grill and \$65.17 for the pergola grills. The electric at the pool was \$336.24. Treasurer McDaniel reported that there is a service call from the garage doors when the electric eye was out of alignment. Please contact management if it is out of alignment, so a board member can adjust it. Also, owners are advised not to push the garage door button until after a car

is backed out of your parking space. Please wait until you are at the door before pressing the button. Otherwise, the door will close before the owner is ready. Two new burners were installed on the grills. Vice President Frank asked if the garage door and sprinkler head damage would be charged back to the unit owner. Treasurer McDaniel responded that there is speculation as to how it occurred, but no proof. A motion was made (Reynolds) and seconded (Springer) to approve the financials as presented through August 2024. Motion passed unanimously.

- B. President's Report – President Springer thanked Rosalind Reynolds for her oversight of the renovation project in 3060.
- C. Property Management – the renovation project is complete and has been paid. The roof replacement is complete and has been paid. The replacement of the skylight at 3040 is pending the arrival of the skylight, which was a special order. The carpet cleaning is complete. The work by Tree Smart has been completed. The sprinkler heads inside units in 3025 have been replaced. The bent cage and sprinkler head in the garage of 3060 has been repaired. The compressor in 3060 was checked and repaired. W & S Painting did some of the painting repairs but will need to return once they have access to one of the units. The rules and regulations were updated and posted to the website. The janitorial contract has been terminated with the existing contractor and a new contractor has been selected. Management will send the new contract to the Board for signature. An estimate on a membrane roof was submitted as a general planning tool. It was \$63,000.

V. COMMITTEE REPORTS

- A. Renovation – all work is complete and the final invoices have been paid.
- B. Landscape – the estimate was submitted for the monkey grass. It is still coming back. The contractor continues to spray it every two weeks. President Springer recommends complete eradication of monkey grass from all landscaping.

Website Reminder – the company that hosts the website was sold to another company, which resulted in a brief period of downtime to the secure side of the website. Please note – the updated password for ALL OWNERS to access the secure side of the website is now mfcaowner.

IX. OLD BUSINESS

2025 Board Members Reminder – there are two seats coming up for election in 2024. The current board members serving in these seats are Candy Springer and Tony McDaniel. Neither board member plans to run again. However, Tony McDaniel is willing to continue to help as a building director or in meeting with contractors. Please contact management if you are interested in being placed on the agenda. Board members should be decisive, objective, have a career history that may benefit decisions, be available for Board meetings, be accessible by email and text.

X. PROJECTS IN PROCESS

3040 Skylight – still pending arrival of the skylight.

XI. NEW BUSINESS

2025 Budget – the community needs to plan for 2 more shingle roof replacements that will need to be done. At some point, all 5 membrane roofs will need to be replaced. The next building for renovation is 3050. Although, the renovation for 3050 may be limited to lighting updates and painting, depending on the needs at the time. President Springer reported that the reserve study includes a chart that shows the association's estimated expenses are going to outweigh the estimated income at some point. This is particularly true with the significantly higher increases in projected costs since the study was completed in 2022. Vice President Frank was unable to maintain a connection to the meeting. A motion was made (Springer) and seconded (McDaniel) to approve the 2025 budget with dues increasing to \$472/month to present to the membership at the annual meeting. Motion passed unanimously.

XII. QUESTIONS

There were no questions at this time.

XIII. EXECUTIVE SESSION

A motion was made (McDaniel) and seconded (Springer) to go into Executive Session to discuss a legal issue and a contract. Motion passed unanimously.

After Executive Session, no action was taken.

XIV. DATE, TIME AND LOCATION OF NEXT MEETING

The next meeting is the annual meeting, which is November 21, 2024, at 6:00 PM in the South County Library auditorium.

You may also check the website for updates at any time. www.mcvittyforestcondos.com

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at M.

Approved as submitted:

President

Date

Secretary

Date