

GVOL – Board Community Meeting Minutes – 7pm 1/12/22 via Zoom

Mike Nardo

Danielle Quercetti

Alvenia Scarborough

Brandywine Properties – Dave, Cheri

Karin Thomas

Hugh Wang

Bing Zhang

Chuck – unable to attend

GUEST – Sunny Allen from NCC PD

29 people as of 7:02pm

38 ppl as of 7:05pm

Dave begins meeting at 7:05pm

Introductions – Brandywine Valley Properties

Dave Sibert - President

Cheri Hadley – team member (18 yrs)

Mike Nardo Presidential Address

Goals of new Board communicated

Mitsdarfer awarded contract for neighborhood landscaping company, Snow Removal

ARC Committee - Karin Thomas

New budget created and sent to residents – NO FEE increases, considerable reserves.

Code of conduct created for Board and signed by Board Members. HOA BOARD MUST APPROVE ANY deviation of set budget and ANYTHING OVER MUST BE APPROVE BY COMMUNITY.

Notice of community members interfering with vendors over the last few years, if it continues, such issue will be presented to the Board and action will be taken.

New community website has been developed for the community for distribution of communications, documentation, and library of documents – www.GVOL.net

Period status updates will be communicated via social media and through the website.

Still in negotiations with vendors – Ace Properties, camera vendor, water basin management

Next 4 Board meetings – 1/12/22; 4/13/22; 8/24/22; 10/26/22

4 unfortunate burglaries this past year – Corp. Sunny Allen is here to discuss with the community.

Community service officer – Sunny Allen:

Reviews crime statistics and reminds to call non emergency # and 911.

Stats high, but because suspicious vehicles called in were actually the police in our neighborhood.

Residents encouraged to call and report funny business.

Burglary – Matthew Arnold – investigator for burglary – still very active. Don't believe they are from DE or currently in DE ... multi-state crime crew.

Reviews safety tips:

Porch lights – outdoor lights.

Camera surveillance/home security systems

DE notification system – automatic system – sends out alerts – sign up on the link.

Next Item – Financials:

Financial report sound – no fees increased in 5 years.

Potential increases in 2022 is to clean retention basins, and snow removal (first year of HOA to be responsible for removal).

Dave reiterates the community is very healthy \$120k in reserves, \$75 in operating account. GVOL is in very good shape moving into 2022. Bing confers.

Danielle will be posting meeting minutes on website

Budget approval:

Motion to approve budget, 2nd made, 3rd made, any discussion? NONE. Any comments before motion closes?

Kiran Moses interrupts motion approval to discuss previous year's budget and expenditures before approving 2022.

Motion is to approve budget, budget has been steady for 5 years.

Current Board is still reviewing 2021 expenditures.

Board called a motion to approve 2022 budget. All in favor say "I", community responds, and if not say "nay". Majority of community responds "yay", minority nay.

Dave acknowledges budget unanimously approved. BUDGET 2022 Approved.

Regular business closed. Questions/communication opened to the floor.

Kiran - budget

Dina – opened doors, security concerns

Ravi – concern with noise levels from Ashland. Mike asks for email with details to follow-up.

Kaynan – sign at end of Athena for extended community, also medical smell. Mike will follow-up, asks for a follow-up email to Mike.

Harish – no outside lights on homes – security concern. Dog poop on yards and sidewalks. Procedure for bylaws that are not being followed?

Blaise – Crepe Myrtle in front of neighborhood damaged.

Karin – Garage doors open. Karin reached out about metallic smell previously, but we can reach out again.

Mike – meeting conclusions.

Kirin remarks.

Motion to adjourn made. Approved.

Meeting ends. 8:05pm