

**Banbury Woods HOA**  
**Annual Meeting Agenda**

Tuesday, November 16, 2021 @ 7pm via Zoom

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1). Call to order: Tuesday, November 16, 2021 @7:07 P.M via Zoom by Brandon Davis

Attendance:

Officers in Attendance:

Brandon Davis Kyle Smith, Ian Worthington, Matt Granahan, Kim Fryar, Darrel Ferguson, Keith Dolby, Erik Nogard, Alison Hudson

Community Attendance: Approximately 25 including 9 board members.

2). Welcome & Opening Comments

- a. Brandon welcomed the neighborhood and board
- b. All Lines will be muted, Questions will be monitored in chat.
- c. 2021 went well, Banbury woods added a new playground and Gaga pit. We have 9 elected volunteers on the board.
- e. Welcome to the new neighborhood residents.

3). Approve Meeting Minutes from 2020 Annual Meeting - see the minutes on our website:

[http://www.banburywoods.com/content/board/2020\\_BBW\\_HOA\\_Annual\\_Meeting\\_Minutes-01.pdf](http://www.banburywoods.com/content/board/2020_BBW_HOA_Annual_Meeting_Minutes-01.pdf)

A. Brandon: Approved by motion

4). Committee Reports:

a. Finance Treasurer's Report

1. Kim Fryar:

- Pool and Tennis take over half of Operating expenses.
- 84,092.15 from dues and interest
- The Playground was just over 26,000 , extra mulch and playground border was an extra 5465.40.
- Total Expenses to date is 72,677.66
- Probably will send ~15-20K to reserves
- Full Details in the 2021 PPT.

E- Billing:

- Bills are sent to email.
- Allows saving ~300 a year in mailings
- No invoice mailed to every home.

- For those that require a physical letter, Exceptions will be made for those that request it. Please send request to Kim Fryar at [treasurer@banburywoods.com](mailto:treasurer@banburywoods.com)

Annual Dues:

\$562 for 2022 increase of 3%(\$16) over 2021

Jan-June invoices to be sent ~Dec 1.

**Do not panic if you get a reminder after having paid. It takes about a week to get Quickbooks updated.**

Budget Forecast FY:2022

1. Income +\$2000 due to dues income
2. Pool Fence is the big item of ~\$30,000 and will be from and returned to Reserves

James Wells: Reserves Spending concerns of 2021 and 2022.

Kim: We pull money from the Reserves to pay for items that are needed.

Kyle: We keep money in Reserves to pay for big expenses. Pool will be big in the next 20 years for replacement.

b. Pool & Tennis: Darrel Ferguson

- a Pool pump replaced.
- b Furniture will be ready for next season
- c Thank you to those that stepped in to help out
- d Subcommittee formed for investigating pool items such as bathrooms, fences, pool deck.
- e Posts on the fence are rotting so it may not make sense to repair which is why the line item for replace is in the budget.
- f Tennis Courts:
  - Getting close to having major renovations.
  - Lock on Courts will be investigated as part of the repairs.
- g We are looking into how to do the Tennis Courts with Court One including multi-use or keep them as Tennis Courts
  - Timing is unknown with current economic situation and supply issues.
  - 2030 is budget target to look at.
- h Playground updated with new facilities
  - Darrell thanks Ian Worthington for putting together the playground
  - Ian: Hopeful for the longevity due to no wood, and low maintenance.

- Gaga Pit: New game for kids that involves rolling the ball at kids feet, and if you get hit you are out. Ball is to stay on ground.
- Thank you to the Smith family for donating the pit.
- Kyle: Border has been updated to help keep maintenance and compliance with playground requirements. Safety lines were put in to get mulch to proper levels in the Playground.

Questions:

- i Shelly: Questions about Tennis Updates and vote to community:
  - i Darrell: Investigating ideas about splitting courts into multi use. A vote on the board will be made when the time comes and ideas are presented for change. The courts are not used extensively, and maybe there is an opportunity to maybe make them more usable.
  - ii Kyle: A full investigation is still pending, and interest will be gauged going forward. It is still an exploration at this point. If the board moves forward with the exploration feedback will be asked for and welcomed.

c. Landscaping :Erik Nogard

- Erik thanks the neighborhood for getting the mulch in
- Dreamscapes is our landscaper
- Going forward they will help take care of our newly opened up area by the playground.
- Discussions with Pool/Playground committee on how to use that area:
- Questions: None

d. Architectural: Allison Hudson

- Committee Members
- Common violations: Trailers, Boats, Brush Piles from streets, shrubs blocking line of view. Remove signs except for for sale signs.
- Process for online committee email has been streamlined with email votes for approval.
- If you are doing a Home Improvement project please inform the committee so that we don't have future issues:
- [architecture@banburywoods.com](mailto:architecture@banburywoods.com)
- Please refer to the preapproved/required projects that are included in the slide deck
- Parking on the street is only temporary
- 4-6 violations a month on average. Keep up the Good work Banbury.
- Committee has reached out to neighbors that need assistance.

- No Questions.
- Darrell Commented on the wonderful neighbors that helped a neighbor in need.

e. Communications : Ian Worthington

- Paving is underway. No equipment this week
- Ian is going to communicate with DOT instead of Turner Paving at the request of the DOT.
- Let Ian know of any issues or damage not taken care of.
- They should take care of items right by the road.
- The paving will start with the furthest out, to keep off of anything already paved. Smaller streets to main streets(Pacesferry /Acres).
- Please be patient with workers during routing

- a Neighborhood Directory: Working toward an online directory for 2022.
- b Covenants and By-Laws updates work in 2022. Plan to modernize/refine/clarify the 1980's language .
- c HOA Board will get an Attorney to review planned changes.
- d Kyle: Working on plan that this could still take a long time as a community vote will be required.
- e 2/3 vote may be required

Nextdoor Site/App will be used as primary communication as 94% of neighbors are members.

Residents can email the board at [board@banburywoods.com](mailto:board@banburywoods.com)

Dave Missimer: Questions about paving: Especially with storm water runoff in Chipaway cul-de-sac

f. Social: Matt Granahan

- a Chili Cookoff occurred on Oct 23
- b Blessing Bags 11-21/12-8 Collection: Filling 12/12 2P.M at cul-de-sac
  - i Bags that can be passed out to those less fortunate: Basic necessities in a plastic bag.
- c Luminaries Dec 11, 2021
- d Hopefully next year we will have more wonderful activities
- e Questions: NA

5). New Business

a. Election of Board Members

Brandon : Nominees from the floor? None

Ian Worthington, Scott McGowan, Kyle Smith for vote.

9 proxies with one write in.

Brandon: Motion from the floor for approval by acclamation.

No opposition.

Goodbye to Matt Granahan. Welcome to the board Scott McGowan.

b. Topics from the floor

Dave Missimer: Questions on Economy and inflation with the modeling for the reserves.  
Kyle: Limits in bylaws about amount dues can be replaced. The Board tries to push out items that are not necessary. We do a review of the reserve study during the year. During the year, and during the review for the meeting. Some of the costs have come down this year. A 3% increase of the dues is the limiting factor. If inflation goes really high or a major expense occurs we might have to look into assessments. No plan as of now for that. Plastic replacements were done for tables in the pool for a 25 year life expectancy. The board works to make sure expenses make sense in the long run.

6). Adjournment

Motion to adjourn at 7:58 P.M: So voted.