

NEIGHBORHOOD RESIDENTS COUNCIL MEETING

Tuesday, March 9, 2010 at 7:00pm
Brandermill Woods Meeting Room

MEETING CALLED TO ORDER

The meeting was called to order by NRC Chair Mamie McNeal on March 9, 2010 at 7:06 p.m. in the meeting room at Brandermill Woods, 14311 Brandermill Woods Trail, Midlothian, Virginia 23112.

MEMBERS PRESENT

Richard Kury – Cove Ridge
Mark Smith – Cove Ridge
Michael Henneman – Deer Meadow
Joe Covolo – Five Springs
John Wendling – Garrison Place
Frances Hillman – Huntgate Woods
Alex Lewis – Huntgate Woods
Tanya McGinniss – Huntgate Woods
When-Dee Morrison – Huntgate Woods
Kit Kavanagh - Huntsbridge
Katherine Wiesendanger – Huntsbridge
Rubie Gatlin – Long Shadow
Beverly Bell – McTyre’s Cove
Mary Jane Zander – McTyre’s Cove
Dick Guthrie – Muirfield Green
Peter Cookson – North Point
Mamie McNeal – Planter’s Wood
Doug Wayne – Rockport Landing
Leona Dooley – Shadow Ridge
Joan & Brian Regrut – Shadow Ridge

Joyce & Colon Rowe – Shallowford Landing
Michelle Gittens – Shallowford Trace
William Meyer – Spring Gate
Wendy Lively – The Oaks
Richard Thexton – The Oaks
James & Sandra Schrecengost – Timber Ridge
Jennifer Strader – Timber Ridge
Karen Gammons – Two Notch
Dianne Cardea – Winterberry Ridge
Dick English – Winterberry Ridge
Bob & Sue Friedel – Winterberry Ridge
Jason Livingston – Winterberry Ridge
Dottie Tinsley – Winterberry Ridge
Courtney & Chris Glaze – Woodbridge Crossing
Mary Pforsich – Woodbridge Crossing
Judy Agee – BCA
Jane Pritz – BCA Community Manager

MEMBER VOICE

There were no speakers for member voice.

MINUTES OF FEBRUARY 17, 2010 MEETING

MOTION: Karen Gammons (Two Notch) moved to approve the February 17, 2010 NRC minutes as written.

MOTION SECONDED: Dick English (Winterberry Ridge).

MOTION CARRIED: Unanimously **APPROVED**.

COMMITTEE REPORTS

- A. Membership Committee:** Membership Chair Bev Bell stated that two neighborhood reps had resigned, but two others had signed up. There will be new rep training on March 22, 2010 at 7 p.m., Harbour Pointe Clubhouse for any interested NRC rep. Bev also reminded everyone about the logo contest; there is a \$50 grand prize for the logo that is selected. More information is on the NRC web site, and the submission deadline is March 31, 2010.
- B. Communications Committee:** Communications Chair Chris Glaze stated he posted an "About NRC" page on the web site and is working on an archives page as well.

PROGRAM: MEET THE CANDIDATES

Chair McNeal introduced the candidates and asked that each of five participating BCA Board of Directors candidates – Dick Guthrie, Frances Hillman, Jason Livingston, When-Dee Morrison, and Joyce Rowe – give a brief introduction of themselves.

Dick Guthrie: Good evening, folks. Thank you very much to the NRC for hosting this event. It's an important one for the community; this is really the only opportunity as candidates for the Board to come out and talk to the community. I have just finished my first term being on the Board; it's been quite an educational experience, and it has been one that I think has brought value to my life. I've enjoyed the opportunity, and it's great to have gotten to know folk around here.

But I'm really interested in the continuing the prudent financial management of our community. The community is in the best financial shape it's been, perhaps ever. And at the end of this year, we will make a contribution to our reserves which will make us fully funded. We were fully funded last year, and we want to use some of those funds to advance some projects we wanted to get done as part of the master plan. So we are in a very good financial position.

I think we need to continue to work on and improve the infrastructure and facilities in our community. We are a community that is 36 years old. We have investments in many facilities and open space, and we are responsible to keep those up and to spruce those up that we can. I also have a very strong interest and commitment in looking at the master plan and moving forward as prudently as we can to implement that plan so we can revitalize our community and reach out to the larger Richmond community to attract new residents and to keep the vibrant nature in our community going.

I'd like to ensure that we are good stewards of our open space and the reservoir. Some of you know that I kayak almost every day in our reservoir. I walk every day; I walk neighborhoods every day in Brandermill. I said to somebody the other day: "I see the beautiful in terms of what's great ... and sometimes not so great ... so I think we have

some work to do.” And I think the Board is really interested in advancing the work in covenant enforcement and making sure that all our homes are as beautiful as they can be.

Finally, I really support the efforts to engage the residents in the decision-making process of our community. Having a connected, committed residency of folks who care about Brandermill connected to the Board – your opinion is really important.

Frances Hillman: I’m Frances Hillman, and I live in Huntsgate Woods which is north of Genito. I’ve lived here a little over 30 years in the community, raised my family here. I just love Brandermill. I bought here because I loved it. The longer I live here, the more I love it. I am, though, however, also concerned about the price of my house. I have to maintain my house; I can’t just kinda let it go. I always have to do things, and just recently I even took out old landscaping and put in new landscaping because I want see it as nice as it can be. And it’s one of the challenges that I think we face here in Brandermill as a community. Our community is aging, and I’d like to see that kidna revitalized so that For instance, my next house won’t be in Brandermill, and I’m going to have to sell my house. And who am I going to sell it to? Who is the buyer that I would look to buy my house? It’s the younger community that I want in here. We’ve got the schools, we’ve got the infrastructure for that, but it’s important that our neighborhoods are being kept up. I’m a big proponent, as Dick is, of covenant enforcement, and it’s a big part of our master plan. I’m not on the Board presently; I’m running for the Board so I’d like to have a part in that.

When I view the master plan, I see perhaps opportunities. It’s tough, right now, you know, with our economic situation to try and ask people to try to, you know ... if for some reason they try to increase assessments or something like that, for people to come forth with that in order to fund some of the projects we have. But when I look at the master plan, there are a lot of opportunities in there for us to do some groundwork and some things that can be done behind the scenes to get positioned so that when things begin to turn around, and everyone is feeling a little bit better about perhaps having an increase so whatever needs to be done can be done.

I’d like to see, believe it or not, the universal pool situation resolved. I’ve listened to it for four years that I’ve been attending BCA meetings, and talking and listening to people in the community. I think it’s one of those things that I do believe needs to be resolved. I’m not sure — I’ve not been on the Board – and I don’t know what the challenges are. You know, it’s “walk a mile in my shoes”. It’s perhaps easy for me to sit out in the audience and criticize what’s being done, but ... and it might be a little bit more difficult than what I think, but I believe that we need to get these things out so that we can move forward. It could be a stumbling block; it could be an opportunity; it all depends on how you look at it. But I think it’s something that needs to be resolved, so we can move forward as a community.

We do need to relate to the neighborhoods around us, the houses that are going up – Charter Colony and Hampton Park and out that way – we’re having to compete with that here in Brandermill. We have an awful lot to give to any new home buyer looking to be here, but they also want to make sure that we are maintaining and that we consider it to be important. I think that’s another part; we need to do our part. Perhaps by us doing our part in making sure that our community looks attractive, have what is needed for the young families – because those are the ones who are actually going to be more attractive to Brandermill. And they actually are the ones attracted to Brandermill. We have Sports Quest coming, and I can see that changing our environment here. I think it’s great; I think it’s exciting; I think it’s a wonderful time. You know it’s kinda like taking a new birth and going on to the next phase, if you want to call it a phase. We’ve been in one phase and now we’re getting ready to go into the new phase. I look forward to working with you. I’m always accessible so please call me at any time if you have anything you’d like to discuss. I welcome the opportunity to work with you and listening to you, and I’d like your vote. Thank you.

Jason Livingston: Good evening, everybody. I’m Jason Livingston, I’m currently on the Board of Directors, and I, like these folks, are running again for re-election. It’s going to get a little dry tonight; there are five of us running for four spots. We’re all going to get asked the same questions; we’re all going to have pretty much the same answers. So, I will promise to be as concise as possible and see if everybody can get home, by law, tonight. I’ll try that and see how it works.

Dick mentioned our financial condition, and just to give you all a little bit of background. Many of you have been here longer than me, I’ve been in Brandermill for 20 years ... over 20 years. Last year was the first full year that the community did not have a special assessment. Just put that into perspective. When I started on the Board, we had special assessments that were paying for the board walk and the bathroom facilities in Sunday Park. Within a year after getting on the Board, we bought the pools, and we had a special assessment to pay for the pools. And after that, we then had to pay for improvements for the pools, and in the middle of that, we had a special assessment on top of a special assessment to pay for Hurricane Isabel damage. We are now debt-free. And as Dick said, we are now almost at a point of funding our reserve fund to a point that’s recommende, and that’s extraordinary when you consider what the community has paid for and accomplished in the last 9-10 years.

Now, the Board has changed its focus to somewhat managing the problems and issues that it has inherited and trying to be proactive, which is what the Board did a little over a year ... a year and a half ago ... with the master plan process. In March of ’09, the Board approved or accepted a master plan which is the master plan for the next 36 years of this community. And we have a lot of opportunity. Now we can be proactive on where we want to spend money, how we’re going to raise it, and be more deliberate, rather than having a pool situation thrust on us or a hurricane. It’s really a exciting time to be in the community; it’s a exciting time to be a leader on the Board.

An issue came up today by e-mail, and it's one of philosophy to the Board ... or I should say in terms of community associations. Some folks look at community association and say, "Great, I've got to deal with it. We're here; it's there." Some folks look for community associations to solve their problems: their next door neighbor who's not taking care of their house. My philosophy is that we need to improve. It is just not enough to maintain the status quo. It's not enough to keep your pools exactly as they are, to keep the exact same number of bike paths, to provide the same level of services to your residents, because the Charter Colony's, the Roundtray's, the Watermill's, the Grove's ... they are sitting still. So for us to remain competitive, we've got to continue to improve and reinvest. We've got to commit as a community and as a Board to **

The meeting continued with Chair McNeal asking questions that were submitted by the meeting attendees. The following is a summary of the candidates' responses. The recorded answers to each of the questions can be found online at <http://www.brandermillNRC.com/Audio/2010Candidates/2010MeetTheCandidates.html>

Q: Now that the vision of the County Comprehensive Plan has been confirmed, what negative impact might there be to Brandermill's Master Plan?

Hillman:

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ADJOURNMENT

There being no further business, Chair McNeal adjourned the meeting at 9:04 p.m.

Respectfully submitted,

Courtney Glaze, Secretary
Neighborhood Residents Council

Mamie McNeal, Chair
Neighborhood Residents Council