

The Wharf Cluster Association September 2024 Board of Directors Meeting Minutes

Attendance:

Board Members:

Gale Garziglia, President

Mark Beckett, Vice-President

Lenore Stanton, Director

John Garziglia, Director

David Winship, Secretary

Date: 19 September 2024

Meeting Location: 11113 Timberhead Court

Call to Order: 6:32 PM

Minutes			
Items/Discussion	Action	Responsible Member	Follow-Up
August Meeting Minutes	Motion: M. Beckett moved to accept the minutes as amended. D. Winship 2nd. Motion approved 5-0.	D. Winship	None.
Reports			
Treasurer's Reports			
Items/Discussion	Action	Responsible Member	Follow-Up
September Budget Report	Discussion: No discussion. Motion: M. Beckett moved to accept the budget report. L. Stanton 2nd. Motion approved 5-0.	J. Meyer	None.

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<p>Reimbursement for the cost of printing flyers for the contractor expo on 20 September</p>	<p>Discussion: Flyers were printed to hand out to each household for the upcoming contractor expo. An expense of \$59.45 was incurred by J. Garziglia to print the flyers.</p> <p>Motion: M. Beckett moved to authorize a reimburse J. Garziglia for \$59.45 to print the flyers. L. Stanton 2nd. Motion approved 4-0. J. Garziglia abstained.</p>	<p>J. Meyer</p>	<p>None.</p>
<p>Landscape</p>			
<p>Items/Discussion</p>	<p>Action</p>	<p>Responsible Member</p>	<p>Follow-Up</p>
<p>Landscaping Report</p>	<p>Discussion: The Board is awaiting replies and bids from three companies for the 2025 lawn care contract. Contactors were requested for their advice on how to treat dead grass patches caused by pets. One contractor recommended a dog relief area to mitigate the dead grass areas. Separately, discussion was held on the topic that homeowners are permitted to trim trees that are encroaching on their property. A Virginia Tree Law makes these trees in common areas the responsibility of the homeowner and allows the Board to conserve its budget. Last, it was brought up that there is a yard waste bin that needs stickers.</p>	<p>G. Garziglia</p>	<p>Add the Virginia Tree Law to the October meeting for further discussion.</p> <p>Add stickers to the yard waste bin.</p>
<p>Ponds</p>			
<p>Ponds Report</p>	<p>Discussion: The East Pond is full and is being monitored for changes in water levels. It is also reported that there is a growing level of algae in the East Pond and the situation will continue to be monitored. Regarding fish populations, it is recommended a ratio of 10 sunfish for every bass, and the bass still need to be fished out. It was suggested residents be encouraged to fish the bass or even a fishing tournament be held to fish the bass. It is recommended that 12 bass be fished out of the East Pond and only two have been removed from the pond so far. There was discussion about paying Domain Aquascapes a bonus for work conducted to remove algae from the East Pond. Domain Aquascapes does a great job and is</p>	<p>J. Garziglia</p>	<p>None.</p>

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	putting in extra effort to maintain the ponds. It was suggested a holiday bonus be provided rather than a spot bonus.		
New Business			
Items/Discussion	Action	Responsible Member	Follow-Up
Budget and annual meetings	<p>Discussion: Dates are needed for the annual budget and the annual meeting. It is recommended that November 18 or 19 for the regular monthly meeting which will focus on laying out the 2025 budget. The meeting will be held at 630pm on the 19th at 11140 Glade Drive. A walk around is required before the meeting to evaluate walkways, lights, trees, the ponds, and the grounds. The walkaround will be 15 October at 530pm.</p> <p>The annual meeting is proposed to be held at 730pm on 11 December at the Walker Nature Center.</p>	G. Garziglia	Send out "Save the Date" invites to the community.
Evaluate assessment level for 2025	<p>Discussion: An assessment is needed to review the amount for homeowner dues. The last due change was in 2022.</p>	G. Garziglia	None.
Improve appearance of mailboxes	<p>Discussion: It is recommended that funds be allocated to refurbish the mailboxes. It is suggested that homeowners be encouraged to replace or repair their mailboxes. The majority of the Board held the opinion that funds should not be allocated to clean or repair a private mailbox.</p>	G. Garziglia	None.
Remove pond weeds	<p>Discussion: There is a concern about the weeds growing along the pond and spreading to where they are becoming unsightly. There is also a possible concern that the weeds will affect the liner and quality of the waterways. Discussion encouraged the removal of "weeds" and plant growth along the ponds to prevent additional labor needed in the future to remove plant growth. Ferns and grasses are acceptable, but</p>	G. Garziglia	Contact a contractor and send out notice to the homeowners about their responsibility to remove plant growth.

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	<p>plant growth similar to Duck Weed that grows on the surface of the water is less desirable. Domain Aquascapes was previously contracted to remove plant growth along the perimeter of the ponds. It was discussed they be contracted again to remove plant growth that is intruding into the water. \$2500 is possibly available in the Ponds Maintenance fund to remove weeds from the pond perimeter.</p> <p>Motion: M. Beckett moved to allocate up to \$2500 to engage a contractor to remove the plant growth from the perimeter of the ponds. Plant growth in the coves, common areas, obvious weeds, and weeds that threaten the pond liner will be the focus for removal. A note will be made for the contractor to avoid denuding areas behind an owner's home. An additional notice will be sent to homeowners to remind them of their responsibility to maintain the plant growth and prevent it from growing into the ponds. J. Garziglia 2nd. Motion approved 5-0.</p>		
Executive Session (8:00 PM) Discussed dues status and home maintenance. Reconvene public session at 8:07 PM			

Meeting adjourned at 8:07 PM. Next Meeting: Next meeting will be held on 15 October 2024 at 6:30 PM at 11162 Glade Drive.