

Suffield Meadows Board of Directors
Work Session
August 12, 2021

Board Members Present: President, John Dunkin; Secretary, Vickie Hylton; Vice President, Marvin Sheldon; Treasurer, Dave Pickersgill. Absent: Member at Large, Keith Duda.

NRP, LLC Management Representative: Kristen Isaksen

Community members: Linda Thompson and Judy Willis

Special Guest: Ben Shoemaker, representative of Fauquier County Water and Sanitation Authority (FCWSA). *William “Bill” G. Downey, Board Chairman of Scott Magisterial District, unable to attend.*

Mr. Shoemaker brought maps/charts to explain the well, behind Stream View Lane, and its purpose. The “Suffield” well, along with several others in Fauquier County, was dug to provide a future water source to Fauquier residents. Many of these wells are on reserve to be tied in to the Fauquier Water System. While there is no immediate plan, the “Suffield” well is meant to be tied into an existing water system across Rt. 29, near Jamison Farms. These “collective systems” are controlled from a larger distribution area. These distribution areas require small buildings to house the pumps and emergency generators. These small buildings are built to blend in with the surrounding landscape. Some wells have a high occurrence of Iron Manganese. Tying in several wells greatly reduces the occurrence of the Iron Manganese. All levels are appropriately monitored, and treatment occurs at the collective site. Suffield Meadows receives their water from the Baldwin Ridge Storage facility. The Suffield well may require housing with a generator. All plans will be approved by Management and the Board. There is no plan to offer sewer, at this time.

- Water bill? High water bills were reported to FCWSA by the Board. Mr. Shoemaker brought charts to explain the tiers of billing. There are several tiers for water usage. Basic fee is \$44.89.
 - Usage fees:
 - 0-2,000 \$4.75 per thousand gallons
 - 2,001-10,000 \$6.65 per thousand gallons
 - 10,001-50,000 \$8.55 per thousand gallons
 - 50,000+ \$10.45 per thousand gallons
 - Excessive water bills may mean there is a leak at the property. FCWSA will work with customers to resolve problems.
- Check out information at their website: <https://www.fcwsa.org/user-rates-1>

John opened the meeting at 11:30 a.m.

APPROVAL OF MINUTES

Dave motioned to accept the minutes of Work Session July 8, 2021. Vickie seconded the motion. All were in favor. Motion passed.

REPORTS TO BOARD OF DIRECTORS

ACTION ITEMS ~

- **Ratify Potomac Tree and Shrub Proposal** ~ Dave motioned to ratify the previously approved proposal, via email, from Potomac Tree and Shrub Care, LLC. Potomac Tree pruned and provided clearance to several trees around the Arbors buildings, Clubhouse and behind 6688 Holly Farm Lane. The “Heritage Oak Tree” was also pruned, dead branches removed, and fertilizer treatment applied. Vickie seconded the motion. All were in favor. Motion passed. (\$1350.00, Acct. #76195 and \$3350.00, Acct. #73180. Total of \$4700.00)
- **Virginia Waters and Wetlands, Water Chestnut treatment** ~ During the recent quarterly inspection, an invasive species of Water Chestnut was found in the wet pond. Dave motioned to approve VW&W Proposal to apply (3) treatments (\$595.00 each) to control vegetation. Vickie seconded the motion. All were in favor. Motion passed. (\$1795.00 Acct. #31000)
- **Curb Appeal Proposal** ~ Dave motioned to accept Curb Appeal’s proposal for repair to several items. Vickie seconded the motion. A were in favor. Motion passed. (\$2612.00 total ~ Acct. #31010, \$1767 and #31000, \$875)
 - Clean and reposition rip/rap at spillway, found during VW&W inspections
 - Landscape repair in front of Arbors I
 - Pruning of wood line behind 6714 Stream View Lane.
- **Leakage apparent in drain field** ~ ESS reported that Zones 11, 12 and 13 are leaking, drip line in zone 5 also needs replaced and additional replacement of drip lines may be necessary. Atrium is requested to provide a proposal. Management will forward proposal once received.
- **Arbors I Interior Repair** ~ Arbors I foundation project has been completed. Bids are out for Interior Repair of the units involved. TYL, SC and Quintero has been asked to provide proposals. This coming Thursday, August 19th, Management will conduct a walk-thru. Proposals will be provided once received.

NO SMOKING POLCY ~ A new Virginia State law was enacted July 1, 2021, allowing Cannabis in Virginia. The Suffield Meadows Rules and By-laws were researched and found to not have a No Smoking Policy. Mr. Allen Warren, Suffield Counsel, was contacted and asked to prepare a draft resolution for review. The Board agreed on his suggestions and will add a No Smoking Resolution (#21-01) to Suffield Meadows policies. The Resolution will be forthcoming to all owners/residents.

COMMUNITY ANNOUNCEMENTS ~

- Linda Thompson announced the **Ice Cream Social** is scheduled this for coming Sunday, August 15th, 2-4 p.m. Reservations are not required but please respond to Rosemary Sheldon, Bert Boyd or Linda Thompson for purchase of ice cream.
- **Pool Cleaning** ~ The Pool will close end of day, Labor Day. Cleaning of furniture is scheduled for Tuesday September 7th, rain date September 8th. Volunteers needed!

12:05 p.m.. The regular session was closed, and Executive Session opened.

12:10 p.m.. Executing Session was closed, and Regular session reopened

The Work Session closed at 12:10 p.m.

Respectfully submitted,

____//s//____ Vickie Hylton, Secretary