

## **A Message from Charlie Davis**

### **Board proposal would keep all pools open**

At this Monday's meeting the Brandermill Board of Directors will consider a "Pool Compromise" that will keep all pools open as last year while not requiring those who don't belong to the pools to pay for memberships they may not use. The "Pool Compromise" is in this copy of the Village Mill.

If approved, it would require new Brandermill residents as they purchase homes to automatically become pool members with a fee built into their assessments. It provides for a funding mechanism for the short term and even more into the future. New communities with whom Brandermill competes require all residents to pay for pools.

At the January meeting of the Board and one recent community meeting questions were raised about Universal Pool Access and why the BCA has not considered it. UPA would eliminate user fees for members to the three Brandermill pools and shift the operating expenses to all members. The estimated annual cost per residential household would be \$75 (according to one proponent). If enacted, the higher BCA assessment would continue year after year.

A non-binding survey question on UPA is also proposed for this spring's ballot to determine what the current member's views are. Depending on the results, the new Board next year would decide what action, if any, to take.

The February 6 meeting of the Board will be at 7pm at the Brandermill Church. If you want to provide input to the Board on the "Pool Compromise" and can't attend, please email [bca@brandermill.com](mailto:bca@brandermill.com)

## **POOL COMPROMISE**

### **FOR POOLS:**

- All three pools remain open.
- All pools are open 7 days a week.
- No change in hours of operation.
- The spring 2017 election ballot will include a non-binding survey question on whether the BCA should switch to Universal Pool Access.

### **FOR USER FEES:**

- The 82% of the membership that doesn't belong to the pools don't have to pay.
- Family rate: \$300.
- For Brandermill members only: daily pass fee of \$15.
- Coupon book rates for all pool member guests: ten passes for \$100 or five passes for \$65.
- Non-resident pool family rate: \$335.

### **Reasons for member family rate increase:**

- The pools have lost money each of the last three years totaling \$108,000.
- User fees must increase because total membership is anticipated to decline due to higher fees and the loss of free print advertising.
- 60% of the people at the Joint Committee meeting voted for higher fees over the other options.
- Joint Committee recommended a fee of \$285 for Brandermill families.
- The family rate will be \$135 less than in 2013.
- Any profit from the pools' operation will go to the reserve fund, which includes repairing and replacing the pools.
- Other area pool memberships are \$400-plus for families.

### **FOR FUTURE FUNDING:**

- Effective May 1, 2017, all new Brandermill home purchasers will become pool members.
- Their annual first-year assessments will be \$484 prorated plus \$250 (pools) for a total of \$734.
- Any 2018 increase in assessments for those new homeowners will be calculated from the combined total of annual assessments (\$484) plus pool fees (\$250) for a total of \$734.
- Homes purchased before May 1, 2017 will not be pool members unless the owners choose to be declared a "pool home." After becoming a "pool home," the home retains that classification. The pool fee for 2017 for those members will be \$250.
- Current BCA members who move from one Brandermill home directly to live in another Brandermill home will have the option of not automatically becoming a "pool home" even if that residence was a "pool home."
- The BCA attorney will draft the changes necessary to revise our Covenants implementing the automatic pool membership for new homeowners with the combined higher assessment. It will be placed on this spring's ballot as a proposed Covenant change, which requires 75 percent of our members to approve.

### **RESERVE FUND:**

- Following our pool consultant's advice, all pools will be repaired for the 2017 opening without drawing down the reserve account below \$1 million.

# **Final Draft January 18<sup>th</sup> Joint Finance Committee and Community Service Committee Meeting Minutes**

## **Brandermill Community Association**

Date: Jan.18. 2017    Time: 6.55 PM    Location: Brandermill Church

**Committee Members Present:** Chairman John Cardea, Maria Slowe, Vicki Rikkola, Ben Carter, George Lawson Patrick McDade and Wayne Moyer

**Committee Members Absent:** None

**Board Liaisons Present:** Treasurer Bob Friedel and Director Bob Gregory

**Staff Members Present:** General Manager Cynthia Wright, Assistant Manager Al Raimo, Accounting Manager Margaret Covington and Community Services Director Jennifer Strader

**Other Members Present:** Community Services Committee members Chairman Bob Sempek, Lisa Pelfry, Joan O'Hanley, Eric Johnson and Meredith Robinson

**Call to order:** Meeting called to order by Finance Chair John Cardea. Chairman Cardea and Chairman Sempek determined that the Finance Committee ("FC") and Community Services Committee ("CSC") respectively had a quorum.

**Member Voice:** Approximately 17 people requested to speak so Chairman Cardea requested that only adults address the Finance and Community Service Committees with each speaker being limited to 4 minutes, and asked the membership to save time by not speaking if their topic had been brought up twice before. Chairman Cardea also mentioned that the purpose of the joint meeting was to ask the membership for ideas on how to cover the expense of the pools. Data collected by the BCA Staff was distributed to the membership explaining the problem of funding the pools along with six options to correct the situation. He also stated that only 18.5% of the community were pool members, while 81.5% were not.

Member Voice began and after the first few speakers, Chairman Cardea stated that this meeting was not to discuss Universal Pool Access but to discuss options to cover the current expenses of the three pools.

After a few more speakers from member voice, Chairman Cardea asked the membership, "How many people have attended this meeting with the understanding that we are going to close the pools?". Almost the entire group raised their hands. Cardea explained to the membership that closing the pools was never a topic of conversation for this meeting and he did not know how so many members came to that assumption. Referring to the Staff materials distributed to the membership, Cardea than explained the current cost to repair the pools.

Some ideas from member voice are as follows:

- a) Have a special assessment
- b) Increase cost of daily pass to \$15
- c) Increase membership fee but keep under \$400 (preferably \$275)
- d) Reduce hours of operations
- e) Close one pool for a year
- f) Change fee structure, delete couple fee, go back to family

- g) Increase monthly assessment
- h) Proceed with litigation for company who did poor pool repairs

Addressing the membership, Chairman Cardea reviewed the current pool financial situation. He stated that the recommendations from the Finance Committee were to make the pools self-supporting while not to reducing attendance.

Assistant Manager Raimo addressed the membership and explained the 2 page handout that was created by the BCA. Although some meeting attendees had already left, he was requested to have a vote on the six "Options for Consideration" on the bottom of page 2 that could resolve the deficit spending on the pools. The voting results are as follows:

1. Keep all three pools open but raise family membership to be more than \$260.00  
For – 27   Against – 0
2. Close one pool and still have a small increase to membership cost  
For – 0   Against – 27
3. Keep all three pools open but reduce the hours of operation  
For – 0   Against – 27
4. Close each pool 1 ½ days a week  
For – 0   Against – 27
5. A combination of items 1,3 and 4 listed above  
For – 0   Against – 27
6. Have a special assessment to all of the residents of Brandermill to cover the deficit  
For – 17   Against – 10

Chairman Cardea stated that the information gathered tonight will be assessed at the next joint meeting and thanked everyone for coming. George Lawson made a motion to continue the meeting at another time. This was seconded by Ben Carter. The motion was passed unanimously.

**Next meeting:** Chairman Cardea indicated that a continuation of the meeting would occur at a yet undetermined time and place and that he and Chairman Sempek would work with BCA staff to schedule the continuation of this meeting.

**Adjournment:** Meeting adjourned at 8:55 PM

Submitted by Wayne Moyer – Recording Secretary

February 2, 2017

# **Draft Continuation of January 18<sup>th</sup> Joint Finance Committee and Community Service Committee Meeting Minutes**

## **Brandermill Community Association**

Date: Jan.25, 2017    Time: 6:55 PM    Location: Brandermill Church

**Committee Members Present:** Chairman John Cardea, Maria Slowe, Vicki Rikkola, George Lawson, Patrick McDade and Wayne Moyer

**Committee Members Absent:** Ben Carter

**Board Liaisons Present:** Treasurer Bob Friedel and Director Bob Gregory

**Staff Members Present:** General Manager Cynthia Wright, Assistant Manager Al Raimo, Accounting Manager Margaret Covington and Community Services Director Jennifer Strader

**Other Members Present:** Community Services Committee members Chairman Bob Sempek, Lisa Pelfry, Joan O'Hanley, Eric Johnson, Meredith Robinson and Nancy Berger

**Call to order:** Meeting called to order by Finance Chair John Cardea. Chairman Cardea and Sempek determined that the Finance Committee (FC) and Community Services Committee (CSC) respectively had a quorum. It was determined that this meeting would begin with item #4 (Historical Review on Reserve expenditures) on the agenda since both committees had heard the opinions of 17 members at the previous meeting.

**Historical Review:** Chairman Cardea stated that the FC had originally recommended that the CSC adjust pool fees so that the income from the pools would cover the cost of pool operations.

Chairman Cardea stated that since that recommendation was made, the FC was made aware of major repairs needed on all three pools. After further investigation, it was determined that from 2006 to 2016, the pools lost money seven of those ten years. The fee structure recommended by the CSC would not cover the pool repairs and cost of operation for the pools.

The two committees discussed fee adjustments. It was noted that our nearest competitor is \$200 more expensive than the Brandermill pools. Classification of membership such as Resident Family, Couple, Single, Guest Pass, Daily Pass and respective nonresident categories were also discussed.

**Review of Present Damage of Pools:** Chairman Cardea explained the repairs needed for each pool. This included previous repairs that were recently done and have to be repaired again in less than two years. McDade noted that the figure of \$270,000 was needed to make the pools ready to open in the spring. Closing a pool was discussed by both committees. A motion was made by FC member Patrick McDade and seconded by member Maria Slowe to remove the option of a special assessment to pay for pool repairs. This motion was unanimously approved by both committees.

Discussion was held on the cost of the Daily Pass and how it reduced Family Memberships. Recommendations were made by both committees on the price and availability of the Daily Pass. A motion was made by CSC member Joan O'Hanley and seconded by CSC member Meredith Robinson to raise the Daily pass to \$15 for adults, \$8.00 for children ages 3-12 and free for children under the age of 2. The motion was unanimously approved by both committees.

Discussion was held on cost of repairs and daily maintenance for pools and how much to raise the Family Membership to cover those cost. Recommendations for Family Membership cost were taken from a BCA Pool Study report of October 18, 2016. After considerable discussion, FC member Patrick McDade made a motion, seconded by FC member Maria Slowe that the Family Membership fee be raised to \$285.00 with other membership types being increased proportionally to the increase of Family Membership. The motion was unanimously approved by both committees.

Discussion was held on the cost of non-Brandermill residents attending the pools. The consensus by both Committee members was that the current costs were already just under the competition and to allow those costs to be unchanged.

**Devise Plan of Action for Pool Repairs:** Assistant Manager Al Raimo was questioned on the options available to either re-plaster or repair each of the three pools. Assistant Manager Raimo explained that the only option for St. Ledgers pool is that it has to be re-plastered for \$107,000 and for Harbour Point (to include the Kiddie Pool) to be re-plastered for \$36,000. The North Beach pool can be patched for \$10,000 but we would probably have to re-plaster it within the next three years. To completely re-plaster North Beach Pool this year would cost \$97,000. Treasurer Friedel felt that the life of the re-plastered pools would be approximately 12 to 15 years. CSC member Pelfrey asked if there were monies to upgrade the pools as suggested in the Master Plan. FC member McDade responded that those upgrades would have to come as a CSC recommendation.

Assistant Manager Raimo stated that the estimated cost to re-plaster all three pools by the current managing company is \$248,000 and is contingent upon the BCA extending the contract with Swim Club Management for another three years. These estimates may vary. General Manager Cynthia Wright stated that she will get two more bids from companies in Williamsburg. Assistant Manager Raimo reminded the FC that we already have \$67,000 budgeted in the Reserve Fund to repair the pools.

**Action Plan to Present to Board:** A motion was made by FC member Patrick McDade and seconded by FC member Wayne Moyer to re-plaster all three pools this year. The question was asked about the warranty of re-plastering a pool. FC member George Lawson stated that Douglas Aquatics would warrant their re-plastering for three years. Assistant Manager Raimo indicated that we may have potential savings from other allocated 2017 Reserve Fund expenditures. He felt that the BCA could approximately shave \$75,000 from the \$248,000 needed to re-plaster St. Ledgers, Harbour Pointe (including kiddie pool) and North Beach pool. The CSC voted 4:2 in favor of this motion (Sempek, Pelfrey, Robinson and Berger voting for and O'Hanley and Johnson voting against. The FC votes 2:2 (McDade and Moyer voting for and Lawson and Cardea voting against). Note – FC members Slowe and Rikkola had to leave the meeting before this vote was taken.

A motion was made by the CSC member Eric Johnson and seconded by member Joan Handley to re-plaster St. Ledger pool and Harbour Pointe pools (including kiddie pool) while just re-plastering the two spots at the North Beach Pool. The motion failed with a CSC members voting 2:4 (O'Hanley and Johnson voting for and Sempek, Pelfrey, Robinson and Berger voting against) while the FC vote was split 2:2 (Cardea and Lawson voting for and McDade and Moyer voting against).

FC member George Lawson moved that all of the discussion held at tonight meeting be reported in the minutes. FC member McDade amended the motion to include the discussion be distributed to the Brandermill membership when the pool membership fees are increased. General Manager Wright assured everyone that the information will be distributed in the Village Mill. Manager Wright also suggested the possibility of

Brandermill operating the pools internally, thus saving on pool cost. The amended motion was seconded and unanimously passed by both Committees.

A motion was made by FC member George Lawson and seconded by FC member Patrick McDade to adjourn the meeting.

**Next meeting:** February 15<sup>th</sup> at 7PM

**Adjournment:** Meeting adjourned at 8:45 PM

Submitted by Wayne Moyer – Recording Secretary

February 2, 2017

## **BRANDERMILL AMENITIES WITH USAGE FEE**

<b>Description</b>	<b>2017 Fee</b>
<b>Community Services Boating</b>	
Beach	\$80
Boat on Trailer	\$80
Mooring	\$45
Upper T-Rack	\$40
Middle T-Rack	\$45
Lower T-Rack	\$51
Home Registration	\$12
Home Beach	\$80
Marina	\$1000
<b>Heritage Farms</b>	
10x20 Plot	\$30
10x10 Plot	\$23
<b>Picnic Pavilion</b>	<b>\$40</b>
<b>Boat Rental</b>	
BranderBelle/ 2hrs.	\$57
BranderBelle/ 1.5 hrs.	\$42
Paddleboat	\$12 per hr.
Sailboat, Canoe, Kayak	25 for 2 hrs.
Jon Boat	\$12 extra hr., \$36 all day
Motor & Battery	\$12 for 2 hrs., \$ 6 extra hr., \$17 all day
<b>Harbour Pointe</b>	
Clubhouse Rental Fee	\$60/\$40/\$450
Pool Rental Fee	\$60/40
Clubhouse & Pool Rental Fee	\$85/\$60

## **BRANDERMILL AMENITIES WITH USAGE FEE cont.**

<b>Description</b>	<b>2017 Fee</b>
<b>Pools</b>	
Family	TBD
Couple	TBD
Single	TBD
Add-on/Caregiver	TBD
Guest/Daily Fee	TBD
<b>Locked Storage Lot</b>	\$240 yearly
<b>Village Mill Subscription</b>	\$12 yearly
<b>Signs</b>	
Lost Pet Ref. Deposit	\$35
Yard Sale Ref. Deposit	\$35

## **BRANDERMILL AMENITIES WITHOUT A USAGE FEE**

### **Description**

**Walking Trails**

**Playground**

**Residents Directory**

**3 Pavilions (Sunday Park, Waterside Park, Harbour Pointe)**

**Community Events**

## **BRANDERMILL SERVICES WITHOUT A USAGE FEE**

**Brush Pick-up Service**

**Notary Service**

**Landscaping/Open Space Maintenance**

**Boating Compliance Training Classes**

## **BRANDERMILL SERVICES WITH A USAGE FEE**

**Leaf Removal Service                          \$95 per pickup**

## HOA Assessments of Surrounding Neighborhoods

Community	# of Pools	Annual Assessment	Includes UPA	Notes
Brandermill	3	\$484	No	2017
Charter Colony	1	\$840	Yes	2016 data plus \$348 Capital Contribution Fee on new construction
Foxcroft	1	\$768	Yes	2013 data
Foxfire	1	\$1,068	Yes	Also includes trash removal
Hallsley	1	\$1,000	Yes	2017 data; also includes trash removal
Hampton Park	2	\$880	Yes	2016 data
Harper's Mill	1	\$800	Yes	2016 data
Magnolia Green	1	\$900	Yes	Also includes trash removal
Patriot's Landing	1	\$840	Yes	2016 data: East/West Partners community. Does not include \$125 special assessment for road/dam maintenance.
Queensmill	0	None	No	
Rountrey	1	\$600	Yes	2016 data: Pool has not been completed, also includes trash collection. Will increase to \$800 when pool is opened.
Smoketree	3	No required fees	No	2017 pool memberships: \$360-2 members; \$395-3 members; \$430-4 members; \$465-5+ members; \$300-single
Summer Lake	1	\$880	No	2016 data: additional \$300 fee for pool and recreational facility (workout area)
Walton Park	1	No required fees	No	2016: Family Res. Pool Membership \$435 per yr. Non-Res. Family Pool Membership \$460) NOTE: Residents MUST be pool members to go to the pool.
Windsor Park	1	\$960	Yes	2016 data
Woodlake	2	\$668	No	2016: plus \$668.00 Capital Contribution Fee on home sales-2016 assessment. Currently proposing UPA and raise assessments to \$1008.