



Board of Trustees Meeting

June 10, 2025

5:30 pm

Boat House





Agenda

- Executive Session *(if needed)*
- Welcome & Public Comments
- Board Business
- Old Business
- New Business
- Finances Update
- Executive Session

Opening

- Public Comment
 - Two minutes per speaker
- Approval of 3/25/25 Meeting Minutes
- Approval of Agenda

Board Business

- Ratification of New Board Chair
 - Charles Graybeal elected Chair in March by unanimous vote by Board
- Update on filling two vacant board seats
- Board Roles & Responsibilities MOU
- Designation of Officers

Old Business

- Resident Advisory Committees
- 501c3 Conversion

Advisory Committees

- Revised our approved Advisory Board Charter to **new Advisory Committee Charter**
- Based on feedback, moving forward with two committees:
 - **Fundraising Advisory Committee**
 - **Community Advisory Committee** (formerly presented as two sub committees – Farm Operations & Engagement and Land Resources & Habitat) --- combined to create efficiencies
- All three charters in our Document Center for review
- Call for applicants will be due in late June
- Areas for collaboration – HOA liaison, one survey, combined tours
- **Action – Vote on three charters as noted above**

501c3 Conversion

Update

- Retained attorney that specializes in non-profit law and 501c3 conversions
- Attorney has proposed updates to Articles of Incorporation & Bylaws per current Virginia 501c3 standards
- After governing documents submitted, Form 1023 filed with IRS

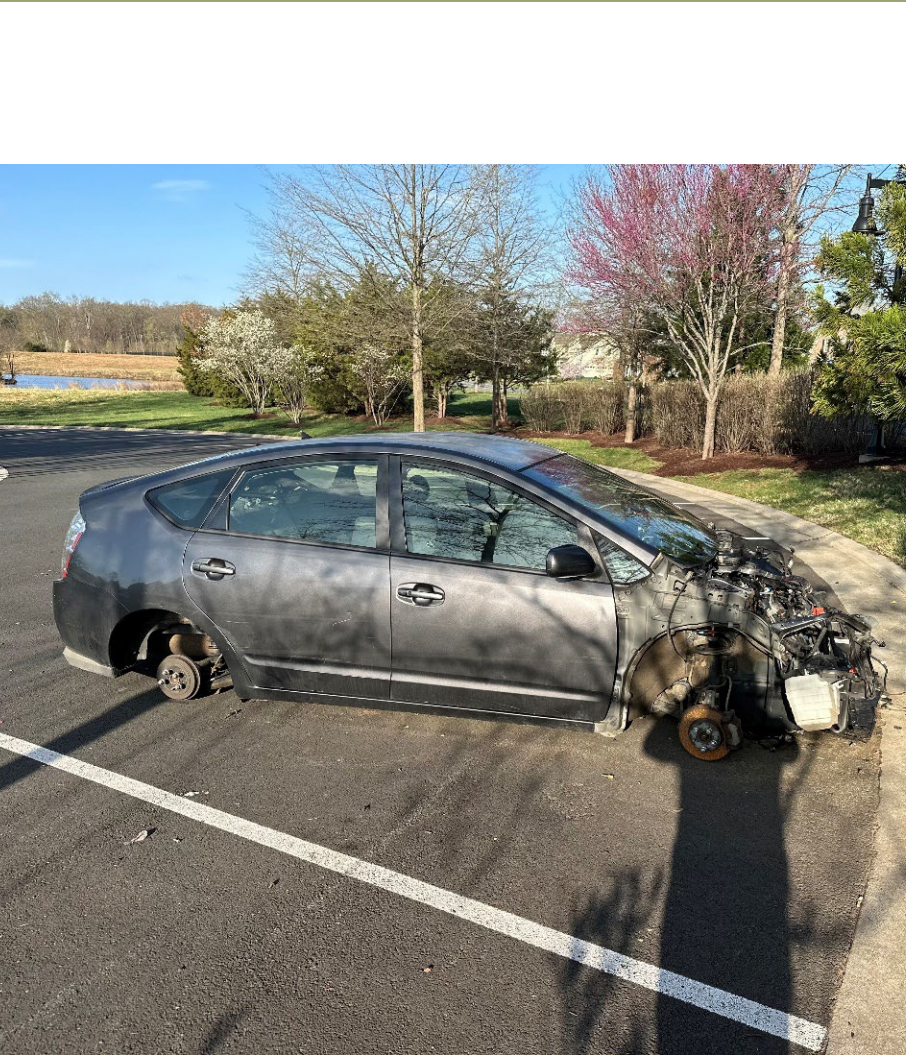
Action

- Vote on pursuit of 501c3 conversion and updates to Articles of Incorporation and Bylaws

New Business

- Reserve Study Update
 - 2021 study was missing some infrastructure & equipment
 - Contracted with Reserve Advisors
- Update on Financial Institution
 - *Action:* Ratify Decision to Change Banks Approved via Unanimous Written Consent
- 2024 Audit Report
 - *Action:* Move to approve the 2024 Audit Report
- Security & Liability Issues
- Local Matters
- Upcoming Programs

Security Issues: Abandoned Vehicles



E-Bikes & Motorized Vehicles

- Prevalent in all four Villages on VDOT trails, streets, Conservancy trails, BMX course
 - Safety, liability, trail damage
- LCSO shared that enforcement for police is very challenging since there is no Virginia law regulating or banning e-bikes
 - E-bikes divided into three classes from pedal assisted to motor/gas assisted. All allowed by VA law
 - LCSO can enforce helmet and age restrictions
 - Non-pedal e-bikes and gas/diesel bikes are regulated (streets only)



Strategies for Trails & Open Space

Education

- Emails, newsletter, amenity use guidelines

Signage

- **Existing** – 20 12” x 18’ signs and 50 4” x 4” trail post signs posted throughout the trails
- **New** – plan is to add 24 additional 12” x 18” signs at all trailheads and specific high traffic points of entry (8 weeks away) – **Temporary Signs planned for short term**

Enforcement

- Residents using gas/motor powered on trails – Open Space Violation
- Non-residents could be charged with trespass

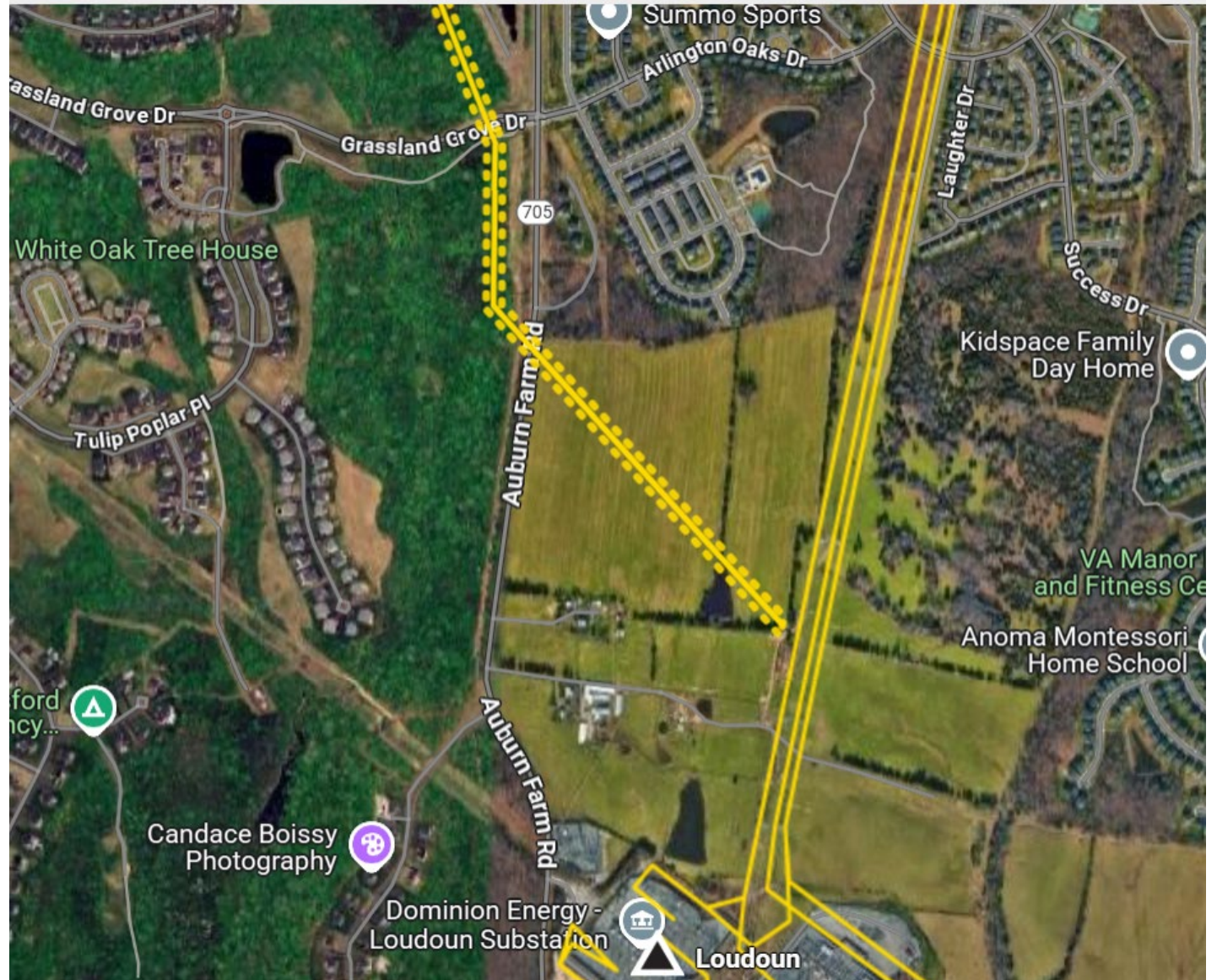


Morrisville to Wishing Star Transmission Line

- Dominion Energy recently added alternative routes to its Morrisville to Wishing Star transmission line project
- Original route includes a new 500 kV transmission line primarily on existing ROW by Grange using wreck and rebuild
- Alternate routes will add new transmission lines on new ROW
 - **Three routes proposed – one impacts The Greens**
 - **Big concern is that data centers follow transmission lines**
- No mailed notice about public input sessions and unfortunately had low attendance
- Supervisor TeKrony requesting Dominion hold another public input session
- **HOA & Conservancy working on joint letter and text for residents to use**

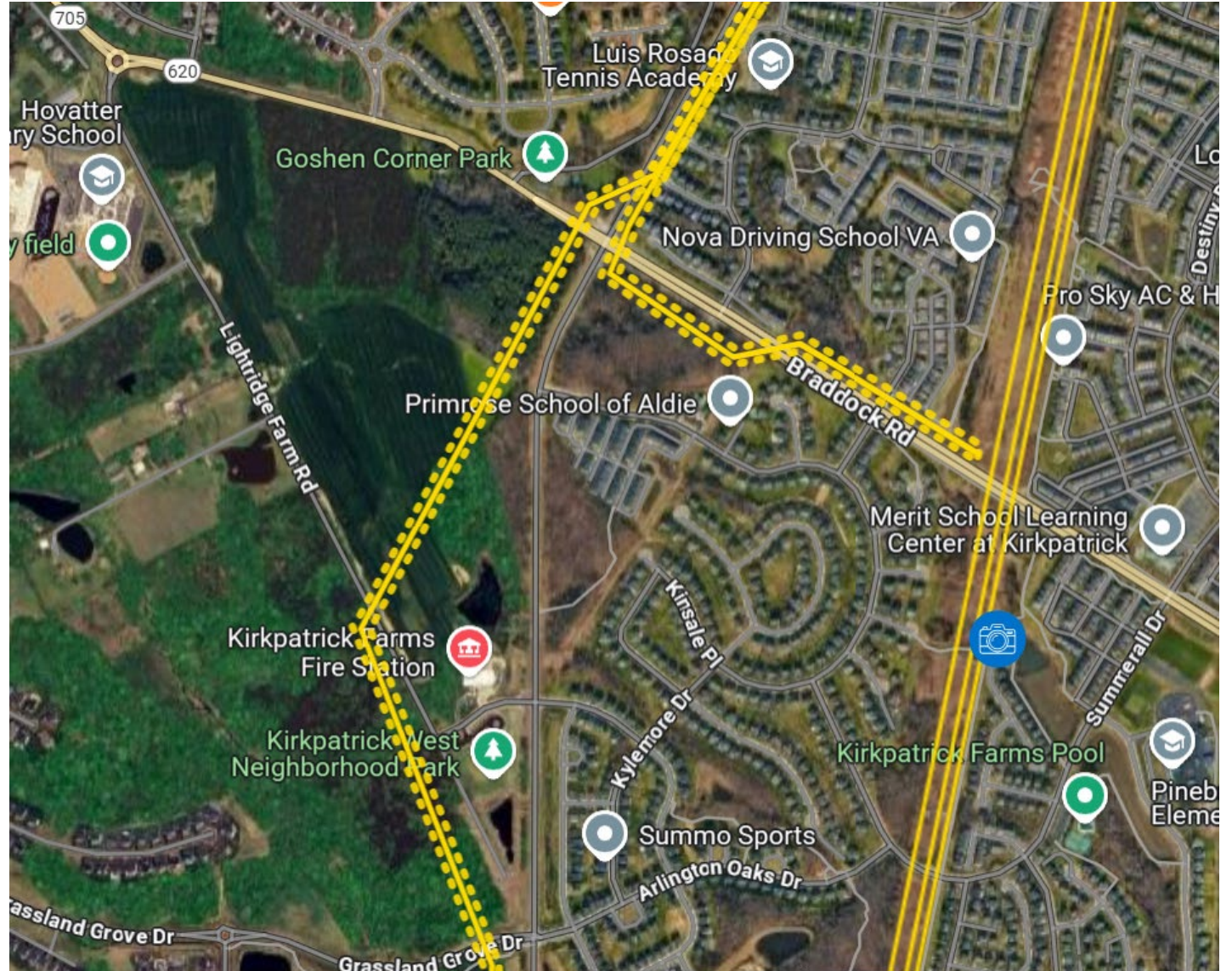
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*Update shared at meeting:
Dominion has withdrawn this
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Upcoming Engagement

6/21: School's Out at the Farm Stand with a Foam Party

6/24: Eating in Season Farm Presentation with Future Harvest
(first of three sessions at LCPL locations)

6/26: Fishing Class

6/27 and every other Friday: Native Plant Volunteering at
Fleetwood (10:30 to Noon)

7/19: Pollinator Day at the Farm Stand & Butterfly Walk with LWC

7/24: Aquatic Wildlife Discovery

7/21-7/25: Natural Leaders Summer Camp

8/2: Aquatic Wildlife Discovery

8/14: Fishing Class

Finances

- March Financials
- April Financials
- Annual Endowment Update
- CapEx Update

March 2025 Financials

- Assessment fees under budget for Q1 2025 since assessed at 2024 rate in Q1. Will be made up Q2-Q4.
- 6103 R&M over budget. Boat House improvements which include new appliances for additional storage for BH Farm Stand. Also includes \$2600 emergency septic repair at the Farm.
- 7115 R&M employee housing slightly over budget for the month. \$2k was spent on electric work at Lightridge. \$1400 spent on quarterly septic tank monitoring and maintenance contract.
- 7343 legal fees over budget by about \$2300 as organization considers applying for 501c3 status. Created a new GL code for legal fees specific to 501c3 pursuit moving forward.

April 2025 Financials

- 7115 R&M employee housing over budget. Radon testing/mitigation system installation at Grant Farm House
- 7347 other professional services over budget due to payment for reserve study
- 7457 recruiting over budget. Land Stew Manager job is still posted. Also had posts made for internship
- Firewood revenue below budget since sales are on hold.
- COGs Layer costs up due to raising chicks to meet Egg demand (pullets not available until October). Purchasing supplies for 2 flocks.
- 5160 and 5180 COGs for Farm Stand restocking ahead of May opening.
- Farm revenue is below budget – most notably Custom Shares (down 33% compared to last year). Egg shares down, but wait list in place for when new flock starts laying in August.

Endowment Update

- At end of 2024, Endowment was valued at \$1,322,216
- As of 3/31, value of Endowment was \$1,327,994 after a slight decrease in February
- As of 4/30, value of Endowment had risen to \$1,340,359
- As of 6/2, value of Endowment has again risen to \$1,406,412
- Withdraw to cover approved 2024 CapEx still pending as we transition banks from PNC to Bank of Charles Town

CapEx Update

- Liability Issue/Egg Washing Room at Packing Shed – Complete
- Farm Driveway – Civil Engineering – Underway
- Peach Orchard Farm – Minor punchlist remaining
- Firewood Canopy Storage – Pending Zoning Approval



Executive Session