

**BRANDERMILL COMMUNITY
ASSOCIATION**

September 16th Board of Directors Meeting

Via Zoom
September 16 2024 – 6:00 PM



BRANDERMILL COMMUNITY ASSOCIATION

September 16th Board of Directors Meeting

September 16, 2024 6:00 PM
Via Zoom
Midlothian, VA 23112

OPEN SESSION AGENDA

I. CALL TO ORDER/VERIFICATION OF QUORUM

II. APPROVAL OF AGENDA

III. REVIEW AND APPROVAL OF MEETING MINUTES

▶ **Action Required:** Review , Approve

📎 *August 19th Board of Directors Meeting_08192024_Minutes.pdf* 5

📎 *September 5th Board of Directors Meeting Minutes.pdf* 11

IV. MEMBER VOICE

The Open Forum is provided as an opportunity for members to provide comments on Association matters. Please be considerate of your fellow members and limit your commentary to Association matters only. The President will recognize owners and residents who wish to speak for three minutes each.

V. NEW BUSINESS

A. GO NATIVE

▶ **Action Required:** Discussion

📎 *BCA Introduction of Wild Ones CS JL 09 10 24.rev.d.docx* 15

📎 *Native Plants for Virginia's Capital Region Guide.pdf* 17

B. MAXIMUM ANNUAL ASSESSMENT (MAA)

▶ **Action Required:** Review , Approve

📎 *MEMORANDUM FOR RECORD_v2.2MAA.docx* 90

C. 2025 BUDGET

▶ **Action Required:** Review , Approve

📎 *2025 Recommended OPERATING Budget-Landscape (1)Use.pdf* 102

📎 *2025 Recommended RESERVE Budget-Portrait (1).pdf* 108

VI. OLD/UNFINISHED BUSINESS

A. BCA ANNUAL CALENDAR

▶ Action Required: Review	
📎 BCA Annual Calendar (2) 2024Sept.docx	110
<u>B. NEIGHBORHOOD ADVOCACY COUNCIL (NAC) CHARTER</u>	
▶ Action Required: Review , Approve	
📎 BCA ORGANIZATION CHARTER COMPLETE 525docx.docx	113
📎 NAC Representative Flyer.docx	117
VII. COMMITTEE REPORTS	
<u>A. ARB</u>	
📎 ARB Meeting Minutes - 8.13.2024.docx	119
📎 ARB Meeting Minutes - 8.27.2024.docx	122
<u>B. COMMUNITY APPEARANCE AND MAINTENANCE</u>	
📎 CAM Minutes 9.3.24.jm.cs.rev (1).docx	125
📎 Maintenance Reference CAM Minutes (1).docx	129
<u>C. FINANCE COMMITTEE</u>	
📎 20240613 Finance Committee Minutes-Revised.pdf	131
VIII. FINANCIAL REPORT	
📎 July 2024 Financials.pdf	135
📎 FC Questions for 2024-07 for Board packet.pdf	146
IX. OFFICER/DIRECTOR REPORTS	
<u>A. PRESIDENT REPORT</u>	
📎 September President's Report.pdf	151
<u>B. TREASURER REPORT</u>	
📎 September Treasurers Report_v2.docx	153
X. MANAGEMENT REPORT	
<u>A. GM REPORT</u>	
📎 September GM Report.docx	155
<u>B. COMPLIANCE</u>	
📎 September Compliance Report August 2024.pdf	158
<u>C. COMMUNICATIONS AND MARKETING</u>	
📎 September Communications Report.docx	161
<u>D. FINANCE</u>	
📎 September Finance Report.docx	163
📎 Variance Report - July 2024-v2 (2).pdf	165
<u>E. LIFESTYLE</u>	